



CITY OF LOMPOC, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

To: Institute of Governmental Studies Library **Of:** University of California, Berkeley

Re: Planning Document Request **Date:** 9/7/2004

● **Comments:** According to your website at <http://www.igs.berkeley.edu>, your library has received a General Plan current as of 2001. The only element that has been updated since this date is our Housing Element, which was certified earlier this year. We are transmitting a copy of the Housing Element. If you have any further requests or inquiries, please contact the Lompoc Planning Division at (805) 875-8288.

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City of Lompoc General Plan Housing Element

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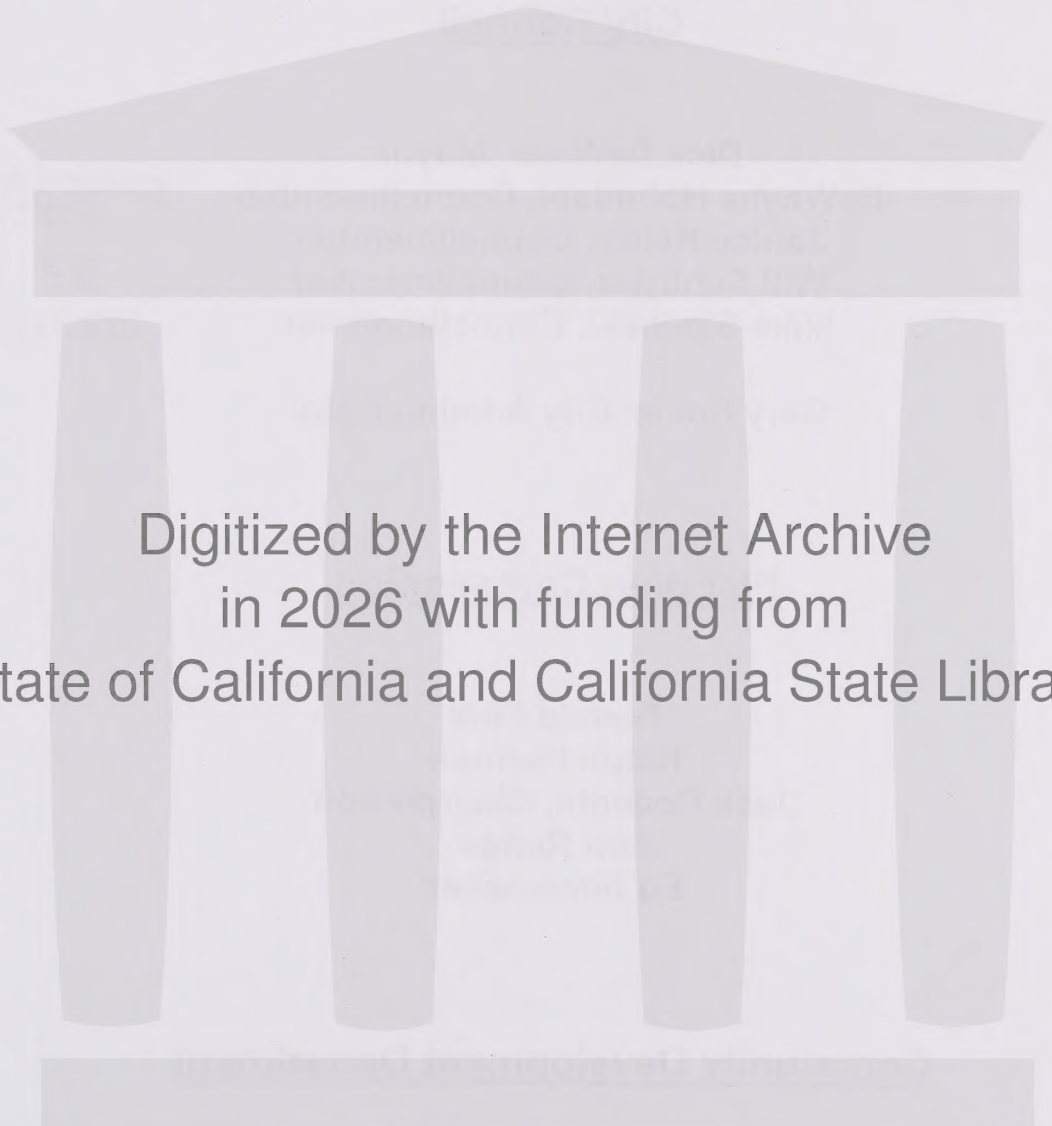
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Adopted by Lompoc City Council on November 18, 2003



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HOUSING ELEMENT

GOALS / POLICIES / MEASURES

GOALS / POLICIES

Authority

The housing element is among the mandatory elements which must be included in the general plan. According to Government Code Sections 65580 – 65589, the housing element must contain a detailed approach for addressing the housing needs of existing and future residents of the City. This is summarized in Section 65583 which states:

“The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

- | | |
|---------------|---|
| Goal 1 | Provide a choice of housing opportunities for all economic segments of the community. |
| Policy 1.1 | The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities. |
| Policy 1.2 | The City shall encourage the dispersion of rental and ownership housing units for very low- to moderate-income households throughout the City. |
| Policy 1.3 | The City shall assure that housing units are preserved/reserved for very low-, low-, and moderate-income households in publicly assisted developments. |
| Policy 1.4 | The City shall encourage the development of housing for large families in multi-family residential areas. |
| Policy 1.5 | The City shall develop incentives which expand housing opportunities for very low-income, low-income, disabled, and/or senior households. |
| Policy 1.6 | The City shall encourage the development and maintenance of an adequate supply of mobilehomes and manufactured housing to provide opportunities for very low- to moderate-income housing. |

- Policy 1.7 The City shall protect the current supply of affordable rental housing by discouraging its conversion to condominium ownership.
- Policy 1.8 The City shall work with the County Housing Authority and non-profit housing groups to pursue affordable housing for low-income families, and the elderly, disabled, large families, single-headed and female-headed households, farm-workers, and the homeless.
- Policy 1.9 The City shall periodically evaluate its development review process for ways to facilitate the production of new sources of affordable housing, while maintaining a commitment to sound planning and environmental protection.
- Policy 1.10 The City shall continue to provide some residential areas with large minimum lot sizes.
- Policy 1.11 With the exception of areas within the Old Town Redevelopment Project, Amendment No. 2 area, in all residential developments of ten units or more, at least 10% of all the units shall be affordable to very low-, low-, and median-income households. If it is determined to be infeasible to provide 10% of the units within the very low- to median-income category on-site, off-site provision of the units shall be acceptable or payment of an in-lieu fee shall be acceptable provided that the fee shall be applied to housing within the City.
- Residential development projects within the Old Town Redevelopment Project, Amendment No. 2 area shall provide 15% of new housing affordable to low- and moderate-income households with at least 40% of those units to be used by very low-income households.
- Policy 1.12 With the exception of housing within the Old Town Redevelopment Project, Amendment No. 2 area, in implementing this Housing Element, the City shall take into consideration the current market prices for housing. When the median market price for housing, is less than the current maximum median income price, the Planning Commission may find that median income housing opportunities are fulfilling a portion of the requirements of Policy 1.11. In such cases, not less than 5 percent of the total units in the project shall be affordable to very low-, low-, and moderate-income households.
- Policy 1.13 The City shall encourage the development of custom built homes.
- Policy 1.14 The City shall monitor previous commitments for very low-, low-, and moderate-income publicly assisted housing developed within the City.

- Policy 1.15 The City shall continue to support efforts to promote equal opportunity in housing.
- Policy 1.16 The City shall continue to support efforts to achieve an employment and housing balance within communities throughout Santa Barbara County.
- Policy 1.17 The City shall support efforts which facilitate homeownership.
- Policy 1.18 The City shall work with the Lompoc Redevelopment Agency, lending institutions, private developers, the County Housing Authority, and nonprofit housing sponsors, to make a good faith effort to provide its regional share of affordable housing. To this end, the City shall participate with the County in meeting housing needs.
- Policy 1.19 The City shall provide prospective private developers and nonprofit sponsors with information and technical assistance which expedites the filing of applications and the preparation of plans and studies in order to provide more affordable housing.
- Policy 1.20 The City shall tier environmental information whenever possible, to prevent duplicate studies and reduce the cost of environmental review.
- Policy 1.21 The City shall encourage and facilitate the use of vacant and underdeveloped lands and the use of local, state, and federal monies to help in the development and rehabilitation of long-term affordable housing.
- Policy 1.22 The City shall continue to pursue and allocate federal funds eligible for housing projects and social services which benefit very low-, low-, and moderate-income persons and shall utilize at least 33 percent of these federal monies for the development and rehabilitation of affordable housing.
- Policy 1.23 The City annually shall review progress on the provision of its regional fair share of housing units to determine the effectiveness of existing policies and to make necessary changes.
- Policy 1.24 The City shall encourage a broad range of rental housing opportunities.

Objective 1A From 2001 to June 2008 the City has and shall continue to pursue the following affordability distribution for new residential development:

<u>Household Income</u> ¹	<u>Distribution (%)</u> ²
Very Low	24
Low	17
Moderate	24
Above Moderate	<u>36</u>
Total	101

Objective 1B From 2001 to June 2008 the City has and shall continue to take steps necessary to encourage the development of 890 additional housing units affordable for very low- to above moderate-income households distributed as follows:

<u>Household Income</u>	<u>Additional Units</u>
Very Low	214
Low	151
Moderate	209
Above Moderate	<u>316</u>
Total	890

Goal 2 Restore, protect, and improve the condition of existing housing and neighborhoods.

Policy 2.1 The City shall pursue funding for housing rehabilitation programs which encourage private and public capital participation, preserve the existing housing stock, and provide housing opportunities for very low- to moderate income households.

Policy 2.2 The City shall encourage current homeowners to comply with Uniform Building Code (UBC) requirements.

Policy 2.3 The City shall protect residential neighborhoods from encroachment by adverse non-residential uses and impacts associated with those non-residential uses.

Policy 2.4 The City shall prohibit land uses within or adjacent to residential neighborhoods when such land uses would adversely affect the character of the neighborhood.

Policy 2.5 The City shall encourage the preservation of existing residential dwellings in non-residential zoned areas when all of the following conditions are met:

- dwellings have continually been used for residential purposes;
- dwellings have received regular maintenance and contain no serious defects which could result in health or safety hazards to residents; and
- dwellings can provide necessary amenities and a suitable living environment.

Objective 2A From 2001 to 2008 the City has and shall continue to seek financial assistance necessary to rehabilitate at least 250 residential housing units owned by very low- and low-income households.

<u>Household Income</u>	<u>Additional Units</u>
Very Low	125
Low	125
Moderate	0
Above Moderate	0
Total	250

Objective 2B From 2001 to 2008 the City has and shall continue to seek financial assistance necessary to conserve at least 40 assisted residential housing units occupied by low-income households and 10 assisted residential housing units occupied by moderate-income households.

<u>Household Income</u>	<u>Additional Units</u>
Very Low	0
Low	40
Moderate	10
Above Moderate	0
Total	50

Goal 3 Locate and design housing so as to assure an attractive and high quality living environment.

Policy 3.1 The City shall not compromise community design standards, quality of life, aesthetics, and access to public services when providing affordable housing.

Policy 3.2 The City shall encourage a diversity of housing types to maintain and increase opportunities for affordable housing, provided that the design of the development is compatible with the surrounding uses.

Policy 3.3	The City shall utilize the following criteria when evaluating sites for housing: ○ access to adequate public services and facilities; ○ compatibility with adjacent land uses; ○ access to employment centers, neighborhood commercial facilities, schools, and recreational facilities; and ○ avoidance of environmental hazards or sensitive resource areas.
Policy 3.4	The City shall encourage the location of affordable housing in or near the Old Town area which supports redevelopment goals and requirements.
Policy 3.5	The City shall create incentives to encourage the development of new housing units which replace demolished or dilapidated units in residential areas.
Goal 4	Maximize energy efficiency in existing and future residential development.
Policy 4.1	The City shall continue to encourage the design and installation of energy conservation, water conservation, and solid waste reduction measures in all construction and rehabilitation projects.
Policy 4.2	The City shall provide financial and technical assistance based upon the availability of funding to property owners who desire to improve energy and water efficiency of their housing units but are unable to afford improvement costs.
Policy 4.3	The City shall encourage the use of active and passive solar energy in the design of all new construction projects.
Objective 4A	Maintain the 25 percent reduction in per capita household utility consumption achieved between 1990 and 2000, and reduce per capita household utility consumption by an additional 5 percent by the year 2010.

IMPLEMENTATION MEASURES

The following measures constitute a five-year program schedule of actions (2003 – 2008) to implement the policies and objectives set forth within this element. An implementation schedule is included to provide specific information regarding the implementation of the measures listed.

- Measure 1 The City shall work with the Lompoc Housing Assistance Corporation, or other nonprofit organizations and individuals to identify housing priorities through the Community Development Department's Needs Assessment process and obtain the following funding, when available, from the State's Multifamily Housing Program to address the identified priorities:
- a. Rental Housing Construction Program (RHCP) for the construction of rental units affordable to low-income households. [Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.8, 1.11, 1.17, 1.20, 1.23, 1.24, 3.1, 4.1, 4.3]
 - b. California Housing Rehabilitation Program – Rental Component (CHRP-R) for the rehabilitation or acquisition and rehabilitation of substandard low-income rental housing. [Policies 1.24, 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]
- Measure 2 The City shall amend the Zoning Ordinance to allow emergency shelters in low (R-1), medium (R-2), and high (R-3) residential zones. Facilities with 6 or fewer residents shall be allowed as permitted uses in all three residential zones. Facilities providing shelter for seven or more residents shall be permitted in medium (R-2) and high density (R-3) residential zones subject to a conditional use permit. [Policies 1.1, 1.3, 1.5, and 1.8]
- Measure 3 The City shall study the feasibility of allowing emergency shelters in commercial zones subject to a conditional use permit. [Policies 1.1 and 1.8]
- Measure 4 The City shall work in cooperation with the Lompoc Housing Assistance Corporation, Habitat For Humanity, or other nonprofit organizations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain funding from the following U.S. Department of Housing and Urban Development (HUD) programs to address the identified priorities:
- a. Section 202 and Section 811 programs to expand the supply of housing with supportive services for elderly persons and

persons with disabilities. [Policies 1.1, 1.3, 1.5, 1.8, 1.20, 1.21, 1.24, and 2.1]

- b. Homeownership For People Everywhere (HOPE) Program to expand Homeownership opportunities for lower-income families and individuals. [Policies 1.3, 1.5, 1.8, 1.18, 1.19, 1.23, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]
- c. Community Development Block Grant (CDBG) and Santa Barbara County HOME Consortium funds to expand the supply of housing for very low- and low-income families and individuals. [Policies 1.3, 1.5, 1.8, 1.18, 1.19, 1.23, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]

Measure 5 The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for low-income residents. [Policies 1.1, 1.3, 1.6, and 1.19]

Measure 6 The City shall notify mobilehome park managers of the City's Needs Assessment hearings by providing flyers to post in common areas to facilitate the involvement of mobilehome park residents in the Needs Assessment process to consider the feasibility of applying for State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) in order to preserve housing affordability for low-income residents. [Policies 1.1, 1.3, 1.6, and 1.19]

Measure 7 The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, Lompoc Housing Assistance Corporation, and other faith-based and community organizations in the County's Continuum of Care program to pursue HUD, Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) funds (when available), to help prevent homelessness in Lompoc. [Policies 1.1, 1.5, 1.8, 1.20, and 2.1]

Measure 8 The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, Lompoc Housing Assistance Corporation, and other faith-based and community organizations in the County's Continuum of Care program to obtain HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP)

funds, to provide rental housing assistance for homeless persons in Lompoc. [Policies 1.1, 1.5, 1.8, 1.20, 1.24, and 2.1]

- Measure 9 The City shall work with the Santa Barbara County Housing Authority to:
- a. Encourage the rehabilitation of rental property in order to meet the minimum requirements of the Section 8 Program. [Policies 1.2, 1.3, 1.5, 1.8, 1.24, 2.1, 3.4, and 4.1]
 - b. Secure additional HUD, Section 8 Lower-Income Housing Assistance Program certificates and vouchers to aid very low-income and low-income families in obtaining private accommodations. [Policies 1.2, 1.5, 1.8, 1.18, 3.1, 3.2, and 3.4]
- Measure 10 The City shall maintain its status as a member of the Santa Barbara County HOME Consortium by renewing its agreement for the prescribed time period to obtain HUD, Home Investment Partnership Act (HOME) funds to retain and expand the supply of affordable housing. [Policies 1.3, 1.4, 1.5, 1.8, 1.19, 1.23, 2.1, 3.2, and 3.5]
- Measure 11 The City shall work with the Housing Authority of Santa Barbara County through the Community Development Department's Needs Assessment process to consider the feasibility of participating in HUD's Reverse Equity Mortgage Program in order to help elderly homeowners continue to stay in their longtime residences. [Policies 1.5 and 1.19]
- Measure 12 The City shall continue to market the Deferred Single Family Rehabilitation Loan Program to low-income senior households to make necessary upgrades and structural modifications to their homes to facilitate independent living. [Policies 1.5 and 1.19]
- Measure 13 The City's Community Development Department will continue to monitor its development review process for ways to facilitate the production of new sources of affordable housing. [Policy 1.9]
- Measure 14 The City shall amend the Land Use Element Map to provide areas with large minimum lot sizes. [Policies 1.10 and 1.15]
- Measure 15 The City shall research previously-approved assisted-housing units to determine compliance with assisted-housing requirements. Conditions of approval shall be placed on future assisted-housing

projects requiring applicants to supply periodic compliance reports. [Policy 1.16]

- Measure 16 The City shall work in cooperation with local nonprofit corporations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain California Self-Help Housing Program (CSHHP) funds (when available) to assist low-income and moderate-income families build and rehabilitate their homes with their own labor. [Policies 1.17, 1.19, 2.1, 2.5, 3.4, and 4.2]
- Measure 17 The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies. [Policy 1.23]
- Measure 18 The City shall continue to pursue and loan California Housing Rehabilitation Program – Owner Component (CHRP-O) funds (when available) for the rehabilitation of homes owned and occupied by lower-income households. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]
- Measure 19 The City shall amend the Subdivision Ordinance to include design considerations which protect solar exposure.
- Measure 20 The City and Lompoc Redevelopment Agency shall encourage and support the Lompoc Housing Assistance Corporation and/or other nonprofit corporation's utilization of state and federal tax credit programs for very low-income and low-income housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, and 1.24]
- a. Serving as the local reviewing agency (as opposed to an outside agency) for tax credit applications as required by the California Tax Credit Allocation Committee (TCAC).
 - b. Working with tax credit applicants to identify matching funds and additional funding sources.
 - c. Providing gap financing through City/Redevelopment Agency programs.
 - d. Providing letters of support and technical assistance.
- Measure 21 The City shall continue to promote energy efficiency and water conservation. [Policies 2.2 and 4.1]

- Measure 22 The City shall amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas that the zone change is compatible with the character of any affected residential neighborhood. [Policies 2.3 and 2.4]
- Measure 23 The City shall disseminate fair housing information to the public and continue to fund fair housing services which promote equal housing opportunity within the community. [Policy 1.17]

[Note: The following policies are implemented through the current City Codes and procedures: 1.7, 1.12, 1.13, 1.14, 1.21, 1.22, 1.24, and 3.3]

1. See Glossary for household income definitions. The City utilizes the most recent household income thresholds provided by the U.S. Department of Housing and Urban Development to determine the relative affordability of housing units.
2. This housing affordability distribution was obtained from the Santa Barbara County Association of Governments, Regional Housing Needs Plan, December 2002.

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HOUSING ELEMENT IMPLEMENTATION SCHEDULE 2001 - 2008

The City of Lompoc convenes a Needs Assessment Hearing annually in November to receive testimony from community residents and representatives of nonprofit organizations on the critical human service and housing needs in the community. As a result of the Needs Assessment Hearing, the City prepares a Request For Proposal (RFP) that identifies the funding that the City will make available to address the needs assessed from the November hearing. The City sends the RFP to Santa Barbara County Health Department, adjacent units of local government such as Santa Barbara County and the City of Santa Maria, mobilehome parks, the Housing Authority of Santa Barbara County, local nonprofit and community representatives, affordable housing developers, faith groups, and representatives of the private sector. The City also distributes funding applications, one for human services and a second for affordable housing development.

The primary sources of funding that the City makes available include federal Community Development Block Grant (CDBG), HOME Consortium Program funds administered through Santa Barbara County, locally administered 1992 State HOME Program Income, and Human Service Funds. The human service applications are due in January. These applications are reviewed by the Lompoc City Council appointed Human Service Commission and recommends funding allocations to the City Council. The City Council approves allocations annually in May. Applications for affordable housing development are accepted throughout the year. Applications for affordable housing development are reviewed by the Community Development Department. Applications which meet the City's affordable housing needs as identified in the City's Implementation Plan for CDBG funding and the criteria under the federal HOME Program are forwarded to the Santa Barbara County HOME Consortium for final review and adoption by the Consortium.

Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
I - A	4c Regional consortia for 10 HOME Funds	Community Development Department (CDD)	Community Development Block Grant (CDBG)	Ongoing 2003 - 2008
	Action: The City will maintain its status as a member of the Santa Barbara County HOME Consortium through an agreement that is reviewed and approved by Lompoc's City Council. The agreement is renewable every three years. As a member of the Santa Barbara County HOME Consortium the City will maintain its eligibility to receive federal Home Investment Partnership Act (HOME) funds. •The City will designate the Community Development Program Manager as the City's representative to bi-annual Consortium Membership Meetings. •The City will issue a Request For Proposal for HOME funds during the annual Needs Assessment Hearing process. •The City will sponsor joint City/County monitoring site visits of current and proposed HOME funded projects.			
I - B	5 Mobilehome Park Resident 6 Ownership Program Funds	CDD City Attorney	CDBG	Ongoing 2003 - 2008
	Action: The City will notify mobilehome park residents and managers annually of the Needs Assessment Hearings. •The City will provide flyers to mobilehome park managers to post in common areas of the mobilehome park to facilitate the involvement of mobilehome park residents of the Needs Assessment Hearing. The flyer will specify the date, time, location, and purpose of the Needs Assessment Hearing. •The City will consider the feasibility of applying for State Mobilehome Park Resident Ownership funds annually during the Needs Assessment process.			

I - C	4b Lower-Income Homeownership (HOPE) Funds	CDD	CDBG and Lompoc Redevelopment Agency (RDA)	Ongoing 2003 - 2008
	Action: The City will work with the Lompoc Housing Assistance Corporation, Habitat For Humanity, or other nonprofit organizations through the Community Development Department's Needs Assessment process to obtain funding for housing for lower-income families and individuals. ♦The City will consider the feasibility of applying for Homeownership For People Everywhere (HOPE) funds annually during the Needs Assessment process. ♦The City will assist the Lompoc Housing Assistance Corporation, Habitat For Humanity, or other nonprofit organizations in accessing HOPE funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding. ♦The City will provide letters of support and technical assistance for applicants of HOPE projects.			
I - D	20 Support use of Tax Credits	Administration CDD	RDA	Ongoing 2003 - 2008
	Action: The City and the Lompoc Redevelopment Agency will encourage and support the Lompoc Housing Assistance Corporation or other nonprofit organization, corporations, and individuals in utilization of State and Federal Tax Credit Programs for very low- and low-income housing projects within the City and project area. ♦The City will review tax credit applications. ♦The City will work with the Lompoc Housing Assistance Corporation or other nonprofit organization, corporations, and individuals to identify matching funds and additional sources for financing development projects. ♦The City will provide additional gap financing for low-income housing tax credit (LIHTC) projects. ♦The City will provide letters of support and technical assistance for applicants of LIHTC projects.			
I - E	18 Owner-Occupied Rehabilitation Funds	CDD	CDBG	Ongoing 2003 - 2008
	Action: The City will work with the Lompoc Housing Assistance Corporation, or other nonprofit organizations and individuals through the Community Development Department's Needs Assessment process to continue to pursue and loan California Housing Rehabilitation Program - Owner Component (CHRP-O) funds for the rehabilitation of homes owned and occupied by lower-income households. ♦The City will consider the feasibility of applying for CHRP-O funds annually during the Needs Assessment process. ♦The City will assist nonprofit organizations and individuals in accessing CHRP-O funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding. ♦The City will provide letters of support and technical assistance for applicants of CHRP-O projects.			
I - F	1b Renter-Occupied Rehabilitation Funds	CDD	CDBG	Ongoing 2003 - 2008
	Action: The City will work with the Lompoc Housing Assistance Corporation, or other nonprofit organizations and individuals through the Community Development Department's Needs Assessment process to obtain funding for the rehabilitation or acquisition and rehabilitation of substandard low-income rental housing. ♦The City will consider the feasibility of applying for California Housing Rehabilitation Program - Rental Component (CHRP-R) funds annually during the Needs Assessment process. ♦The City will assist the Lompoc Housing Assistance Corporation, or other nonprofit organizations and individuals in accessing CHRP-R funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding. ♦The City will provide letters of support and technical assistance for applicants of CHRP-R projects.			

I - G	15 Monitor Assisted Housing (Required)	CDD	General Fund	Ongoing 2003 - 2008
	Action: The City will annually monitor "at-risk" housing units through communications with HUD or other agency responsible for tracking assisted housing units and through a data base established by the City and prepare a feasibility plan for the preservation of these units as affordable rental housing. The plan will state the City's proposed actions for assisting the current property owner in preserving the affordable units or assisting in the acquisition of the affordable units by a nonprofit organization to permanently preserve the affordability of the units.			
I - H	1a Rental Housing Construction Funds	CDD	RDA	Ongoing 2003 - 2008
	Action: The City will work with the Lompoc Housing Assistance Corporation, or other nonprofit organizations and individuals through the Community Development Department's Needs Assessment process to obtain funding for the construction of rental units affordable to low-income households. ♦The City will consider the feasibility of applying for Rental Housing Construction Program (RHCP) funds annually during the Needs Assessment process. ♦The City will assist the Lompoc Housing Assistance Corporation, or other nonprofit organizations and individuals in accessing RHCP funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding.			
I - I	4c Rental Property 9a Rehabilitation Funds	CDD	CDBG	Ongoing 2003 - 2008
	Action: The City will work with the Housing Authority of Santa Barbara County (HASBC) to encourage the rehabilitation of rental property to meet the minimum requirements of the Section 8 Program. ♦The City will review and provide comments to the HASBC on its Draft Annual Plan. ♦The City will provide letters of support and cooperation on applications prepared by HACSB. ♦The City will partner with HASBC on housing development projects through the use of HOME, CDBG, and other federal funding. ♦The City will market its Multifamily Rehabilitation Loan Program to landlords referred by HACSB.			
II - A	17 Prepare Annual Progress Report (Required)	CDD	General Fund	2004
	Action: The City will prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies. ♦The City will tabulate housing starts on a monthly basis to determine affordability category and compare to targets. ♦The City will review housing proposals for consistency with housing targets. ♦The City will prepare a table in its Annual Report showing its progress in housing starts. ♦The City will monitor its housing policies to determine progress in meeting its regional fair share of housing units in each affordability category.			
II - B	2 Amend Zoning Ordinance for Emergency Housing	CDD	General Fund	2004
	Action: The City will amend the Zoning Ordinance to allow emergency shelters in low (R-1), medium (R-2), and high (R-3) residential zones. ♦Facilities with 6 or fewer residents shall be allowed as permitted uses in all three residential zones. ♦Facilities providing shelter for seven or more residents shall be permitted medium (R-2) and high (R-3) density residential zones subject to a conditional use permit.			
II-C	3 Emergency Housing in Commercial Zones	CDD	General Fund	2004
	Action: The City will study the feasibility of allowing emergency shelters in commercial zones subject to a conditional use permit.			

II - D	4c Pursue Rental Housing 9b Subsidies	CDD	CDBG	Ongoing 2003 - 2008
	Action: The City will work with the Housing Authority of Santa Barbara County (HASBC) to encourage the rehabilitation of rental property to meet the minimum requirements of the Section 8 Program. •The City will review and provide comments to the HASBC on its Draft Annual Plan. •The City will provide letters of support and cooperation on applications prepared by HACSB. •The City will partner with HASBC on housing development projects through the use of HOME, CDBG, and other federal funding. •The City will market its Multifamily Rehabilitation Loan Program to landlords referred by HACSB.			
II - E	13 Monitor Development Review Process	CDD	General Fund	Ongoing 2003 - 2008
	Action: The City will monitor its development review process for ways to facilitate the production of new sources of affordable housing. •The City will use a proactive approach with housing developers to provide information concerning the features in the Zoning Ordinance, such as the Planned Development District and density bonus program, which encourage and facilitate affordable housing. •The City will assist housing developers in accessing state or federal funding by providing needed information for funding applications or by serving as the applicant.			
III	4a Elderly and Disabled Housing Funds	CDD	CDBG	Ongoing 2003 - 2008
	Action: The City will work with the Lompoc Housing Assistance Corporation, Habitat For Humanity, or other nonprofit organizations through the Community Development Department's Needs Assessment process to obtain funding for housing with supportive services for elderly persons and persons with disabilities. •The City will consider the feasibility of applying for Section 202 and Section 811 program funds should senior adults, persons with disabilities, and/or senior and/or disabled persons advocacy groups raise this need during the annual Needs Assessment Hearing process. •The City will assist the Lompoc Housing Assistance Corporation, Habitat For Humanity, or other nonprofit organizations in accessing Section 202 and Section 811 program funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding. •The City will provide letters of support and technical assistance for applicants of Section 202 and Section 811 programs, if applicable.			
III	7 Homelessness Prevention Funds	CDD	CDBG	Ongoing 2003 - 2008
	Action: The City will cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, Lompoc Housing Assistance Corporation, and other faith-based and community organizations in the County's Continuum of Care program planning process. •The City will designate the Community Development Program Manager as the City's representative on the Countywide Continuum of Care Application Review Committee. •The City will consider and, if consistent with the City's HUD approved Consolidated Plan, approve "Certificates of Consistency With Consolidated Plan" for homeless funding applications for projects in Lompoc submitted by the Lompoc Housing Assistance Corporation and other local homeless service providers. •The City will consider the feasibility of participating in HUD's Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) should service providers and/or advocacy groups for homeless persons raise the need for homeless shelter projects during the annual Needs Assessment Hearing process.			

III	8 Rental Housing Assistance to Homeless Funds	CDD	CDBG	Ongoing 2003 - 2008
	Action: The City will cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, Lompoc Housing Assistance Corporation, and other faith-based and community organizations in the County's Continuum of Care program planning process. ♦The City will designate the Community Development Program Manager as the City's representative on the Countywide Continuum of Care Application Review Committee. ♦The City will consider and, if consistent with the City's HUD approved Consolidated Plan, approve "Certificates of Consistency With Consolidated Plan" for homeless funding applications for projects in Lompoc submitted by the Lompoc Housing Assistance Corporation and other local homeless service providers. ♦The City will consider the feasibility of participating in HUD's Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) should service providers and/or advocacy groups for homeless persons raise the need for homeless shelter projects during the annual Needs Assessment Hearing process.			
III	12 Deferred Single Family Rehabilitation Loan Program	CDD	CDBG	Ongoing 2003 - 2008
	Action: The City will continue to market the Deferred Single Family Rehabilitation Loan Program to low-income senior households to make necessary upgrades and structural modifications to their homes to facilitate independent living . ♦The City will work with and assist community based nonprofit organizations, advocacy groups, and/or individuals to access funding in the City's Deferred Single Family Rehabilitation Loan Program. ♦The City will continue to post the Deferred Single Family Rehabilitation Loan Program on the City's world wide website at www.ci.lompoc.ca.us under Community Development. ♦The City will administer a contract with Catholic Charities to operate an Emergency Repair Grant Program for minor repairs under \$5,000 for elderly homeowners of single family residences and mobilehomes.			
III	11 Participation in Reverse Equity Mortgage Program	CDD	CDBG	Ongoing 2003 - 2008
	Action: The City will work with the Housing Authority of Santa Barbara County (HASBC) through the Community Development Department's Needs Assessment process to consider the feasibility of participating in HUD's Reverse Equity Mortgage Program to help elderly homeowners continue to stay in their longtime residences. ♦The City will consider the feasibility of participating in HUD's Reverse Equity Mortgage Program should senior adults and/or senior advocacy groups raise this need during the annual Needs Assessment Hearing process.			
III	14 Provide large lots	CDD	General Fund	2004
	Action: The City will amend the Land Use Element Map to provide areas with large minimum lot sizes. ♦The City's Land Use Element Map provides for a range of housing densities including parcels that are 20,000 square feet or larger. The City will continue to consider additional appropriate sites in the project area for the opportunity to encourage large lots and will update the Land Use Element Map accordingly.			
III	16 Self-Help Housing Construction and Rehabilitation Funds	CDD	CDBG/RDA	Ongoing 2003 - 2008
	Action: The City will work in cooperation with local nonprofit corporations to obtain California Self-Help Housing Program (CSHHP) funds to assist low- and moderate-income families build and rehabilitate their homes with their own labor.			

	♦The City will consider the feasibility of applying for CSHHP funds annually during the Needs Assessment process. ♦The City will assist nonprofit organizations in accessing CSHHP funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding. ♦The City will provide letters of support and technical assistance for applicants of CSHHP projects.			
III	19 Amend Subdivision Ordinance to protect solar exposure	CDD	General Fund	2004
	Action: The City will amend the Subdivision Ordinance to include design considerations which protect solar exposure.			
III	21 Promote energy efficiency and water conservation	Building Division and Utility Department/Water Division	General Fund/Utility Division Funds	Ongoing 2003 - 2008
	Action: The City will promote energy efficiency and water conservation in existing and future residential development. ♦The City will continue to utilize and enforce the latest editions of the California Administrative Codes including the California Building Code and California Title 24 Building Energy Efficiency Standards . ♦The City will continue to conduct energy audits and provide technical to Lompoc residents interested in reducing their household utility consumption. ♦The City will continue to administer the low-income electric bill assistance program. ♦The City will continue to implement the rebate program to replace energy-inefficient equipment, such as refrigerators, dishwashers, and clotheswashers, provided funding is available. ♦The City will continue to implement the refrigerator/freezer buy back program provided funding is available. ♦The City will continue to administer the retrofit program, provided funding is available, for existing non-conserving toilets, showerheads and bathroom and kitchen faucet aerators with low flow fixtures.			
III	22 Amend Zoning Ordinance to require compatibility finding for any zone change	CDD	General Fund	2004
	Action: The City will amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas the the zone change is compatible with the character of any affected residential neighborhood.			
III	23 Disseminate Fair Housing Information and fund fair housing services which promote equal housing opportunity	CDD	CDBG	Ongoing 2003 - 2008
	Action: The City will disseminate fair housing information to the public and continue to fund fair housing services which promote equal housing opportunity within the community. ♦The City will continue to contract with the Legal Aid Foundation to provide fair housing services in the City. ♦The City will promote equal housing opportunities through availability of pamphlets on Fair Housing in City Hall. ♦The City will refer complaints on equal housing opportunities to the Legal Aid Foundation. ♦Progress in the area of equal housing opportunities will be included in the Consolidated Plan for Community Development Block Grant funding.			

1997 HOUSING ELEMENT IMPLEMENTATION SCHEDULE PROGRESS

Priority	Measure	Housing Element Timeframe	Status
I - A	9 Regional consortia for HOME Funds.	Ongoing 1992-1999	Completed - A consortia with neighboring Santa Barbara County communities was established in 1996 - 1997 for dispersing HOME funds to retain and expand the supply of affordable housing. Will need to maintain relations with consortia to assure opportunities to expand supply of affordable housing.
I - B	4 Mobilehome Park Resident Ownership Funds.	Ongoing 1993-1999	Exploring financing options.
I - C	3b Lower-Income Homeownership (HOPE) Funds.	Ongoing 1993-1999	City has concentrated on obtaining CDBG, HOME, CHFA, and RDA funds during planning period. Will explore HOPE funds next planning period.
I - D	22 Utilize State and Federal Low Income Housing Tax Credits.	Ongoing 1993-1999	Removed - This measure only appeared in the implementation schedule in the 1997 Housing Element and not in the list of implementation measures. Most likely replaced with Measure 21 which encourages the support of nonprofit organizations to utilize tax credit programs for very low- and low-income projects within the City.
I - E	8 Amend Zoning Ordinance per State Density Bonus Law.	1996	Completed - Density Bonus Ordinance adopted effective June of 1997.
I - F	17 Owner-Occupied Rehabilitation Funds.	Ongoing 1992-1999	Ongoing - The City of Lompoc has utilized and continues to utilize program to disperse funds to owner-occupied households for rehabilitation purposes.
I - G	1d Renter-Occupied Rehabilitation Funds.	Ongoing 1993-1999	City has concentrated on obtaining CDBG, HOME, CHFA, and RDA funds during planning period. Will explore CHRP-R funds next planning period.

I - H	13 Monitor Assisted Housing (Required).	Ongoing 1993-1999	Completed - City generally monitored assisted housing during planning period. City will seek new ways to monitor all assisted housing including setting up a database.
I - J	1a Rental Housing Construction Funds.	Ongoing 1993-1999	City has concentrated on obtaining CDBG, HOME, CHFA, and RDA funds during planning period. Will explore RHCP funds next planning period.
I - K	7a Rental Property Rehabilitation Funds.	Ongoing 1993-1999	Ongoing - The City of Lompoc in cooperation with community based nonprofit organization has utilized and continues to utilize program to disperse funds for rental property for rehabilitation purposes.
I - L	22 Article 34 Ballot Measure.	1996 - 1997	Removed - This measure is not needed at this time, therefore it has been removed from the Housing Element. The City would revisit this initiative if the need is demonstrated in the future.
I - M	27 Assisted Housing Protection Program.	Ongoing 1993-1999	Removed - This measure only appeared in the implementation schedule in the 1997 Housing Element and not in the list of implementation measures. Most likely replaced with Measure 13 which required monitoring of assisted housing.
II-A	16 Prepare Annual Progress Report (Required).	Ongoing 1993-1999	Completed for 1999.
II-B	15 Redevelopment Area Expansion.	Ongoing 1993-1999	Completed - Redevelopment Area expanded in 1998 and in 2002 to incorporate a total of an additional 1,000 acres.
II-C	2 Amend Zoning Ordinance for Emergency Housing.	1996	Scheduled for 2004.
II-D	7b Pursue Rental Housing Subsidies.	Ongoing 1993-1999	Working on with Housing Authority.
II-E	11 Evaluate Development Review Process.	Ongoing 1994-1999	Completed - Permit Streamlining Report completed in 1996 which made recommendations to increase efficiency and services to benefit applicants. Recommendations implemented included permit tracking system and Development Review Handbook.

III	3a Elderly and Disabled Housing Funds.	Ongoing 1993-1999	Ongoing - The City of Lompoc in cooperation with community based nonprofit organization has utilized and continues to utilize program to disperse funds to increase the supply of housing with supportive services for elderly and disabled persons.
III	5 Homelessness Prevention Funds.	Ongoing 1994-1999	Ongoing - The City of Lompoc in cooperation with community based nonprofit organization has utilized and continues to utilize HUD funds to help prevent homelessness.
III	6 Rental Housing Assistance to Homeless Funds.	Ongoing 1993-1999	Ongoing - The City of Lompoc in cooperation with community based nonprofit organization has utilized and continues to utilize HUD funds to expand rental housing for homeless persons. City will explore S+C/HRHA funding in next planning period.
III	10 Collect Reverse Equity Mortgage Information.	Ongoing 1994-1999	City has concentrated on obtaining CDBG, HOME, CHFA, and RDA funds during planning period. City will explore program in next planning period.
III	12 Provide large lots.	1996	Scheduled for 2004.
III	14 Self-Help Housing Construction and Rehabilitation Funds.	Ongoing 1993-1997	City has worked with community based nonprofit self-help organization and has concentrated on obtaining RDA funds to assist in the construction of two housing units for very low-income families. City will explore program in next planning period.
III	18 Provide Energy Audit/Retrofit.	Ongoing 1993-1997	Completed - Audit/Retrofit program in place.
III	19 Maintain Energy Efficiency Program.	Ongoing 1993-1997	Completed - Incentives range from \$50 to \$130 for replacement of energy inefficient appliances, including toilets, clothes washers, dishwashers, refrigerators, and clothes dryers.
III	20 Amend Subdivision Ordinance to protect solar exposure.	1996	Scheduled for 2004.
III	21 Support use of Tax Credits.	Ongoing 1993-1997	Completed - Supported tax credits for three rehabilitation and/or new projects.

III	23 Encourage compliance with Uniform Building Code and Zoning Ordinance.	Ongoing 1993-1999	Compliance with Uniform Building Code and Zoning Ordinance checked by the Building and Fire Safety Division and Planning Division during review of construction plans prior to issuance of building permits. Field inspected to ensure conformity with approved plans. City funding Code Enforcement program with a full-time Code Enforcement Officer.
III	24 Amend Zoning Ordinance to require compatibility finding for any zone change.	1996	Scheduled for 2004.
III	25 Disseminate Fair Housing Information and fund fair housing services which promote equal housing opportunity.	Ongoing 1992-1999	Completed for 2000.
III	26 Prepare a residential construction and energy conservation booklet for homeowners to promote ongoing maintenance of existing housing units.	1994 - 1999	Completed - The Building and Fire Safety Division has prepared individual handouts illustrating construction requirements and details for various structures and building sections, and a list of energy conservation features that are available for homeowners. These handouts are updated as necessary.

HOUSING ELEMENT

1.0 INTRODUCTION

The City of Lompoc is a diverse community with households of varied socio-economic, racial, and cultural backgrounds. This Housing Element, which is mandated by California State law, provides a comprehensive profile of Lompoc households including their tenure, size, composition, income, and special housing needs. In addition, this Element analyzes the City's housing stock in terms of its composition, age, condition, vacancy rates, costs, and affordability. Future population and overall housing needs projections for the 2001 through June 2008 time period are also presented.

1.1 Purpose And Intent

The purpose of this Element is to demonstrate that the City is making a diligent effort to identify, and take steps to alleviate housing problems for all economic segments of the community. This Element is intended to identify and analyze the Lompoc housing market and develop a comprehensive strategy for addressing its problems. This Element also serves as an educational tool to provide citizens and public officials with an understanding of housing needs and potential solutions. In this manner, the housing element provides direction for City decision-making in all matters related to housing. A database is provided which identifies major housing needs and policies and measures are included to address these needs.

1.2 Relationship of Housing Element to Other Elements

The Housing Element is only one part of Lompoc's planning program. There are many inter-relationships with other program activities which augment the goals, policies, and objectives of this Housing Element. The California Government Code requires that general plans contain an integrated, internally consistent set of goals and policies. This Housing Element references related elements of the City's General Plan to provide more complete information on certain required topics and to ensure consistency between elements (e.g. Land Use, Public Facilities and Services, Energy, and Water Resources).

The Land Use Element and the Circulation Element affect the implementation of the Housing Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City. In designating total acreage and density of residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for commercial, office, industrial, and mixed-use is also designated in the Land Use Element. Assumptions contained in the General Plan are based on existing and projected population, employment, and housing unit figures that have been generated from City land use data, Santa Barbara County Association of Governments, and U.S. Census data.

The Circulation Element establishes policies for providing essential streets and roadways to all housing and other land uses that are developed. The policies that are contained in the other elements of the General Plan affect the quality of life that citizens expect, the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents.

1.3 State Review of Housing Elements

Requirements for housing elements are contained in Government Code (GC) Sections 65580-65589. GC Section 65580 contains directives for preparation of local housing elements. The California Department of Housing and Community Development (HCD) is responsible for reviewing housing elements for compliance with state law requirements in Article 10.6 of the Government Code. HCD uses three content requirements in their review:

- Identification and analysis of existing and projected housing needs and an inventory of resources and constraints relevant to meeting those needs.
- A statement of goals, policies, and quantified objectives.
- A discussion of scheduled programs for the preservation, improvement, and development of housing.

2.0 COMMUNITY PROFILE

This section provides an overview of Lompoc's population characteristics (see the Socio-Economics Appendix for further discussion). These characteristics affect the current demand for housing and influence future housing needs. The demographic information provided in this section covers the City of Lompoc. However, demographic information for unincorporated areas of the Lompoc Valley is provided in instances which affect conditions and circumstances within the City.

For demographic and socio-economic information, the U.S. Census County Division (CCD) is used to define the Lompoc Valley (see **Figure 1**). The Lompoc Valley CCD is coterminous with the "Lompoc Market Area" used for analysis purposes by the Santa Barbara County Association of Governments and Santa Barbara County. A housing market area (HMA) is defined as a geographical area which meets the social and economic requirements of a community and provides its residents with facilities such that commuting to other housing market areas in order to work or shop is generally unnecessary.

The majority of the population and housing of the Lompoc HMA is within the City of Lompoc. The remaining urban areas within the Lompoc Valley HMA are Vandenberg Village, Mission Hills, and Vandenberg Air Force Base (AFB). The expansive rural areas of the Lompoc Valley HMA contain relatively low numbers of housing units. The General Plan Study Area is contained entirely within the Lompoc Valley HMA (see **Figure 2**).

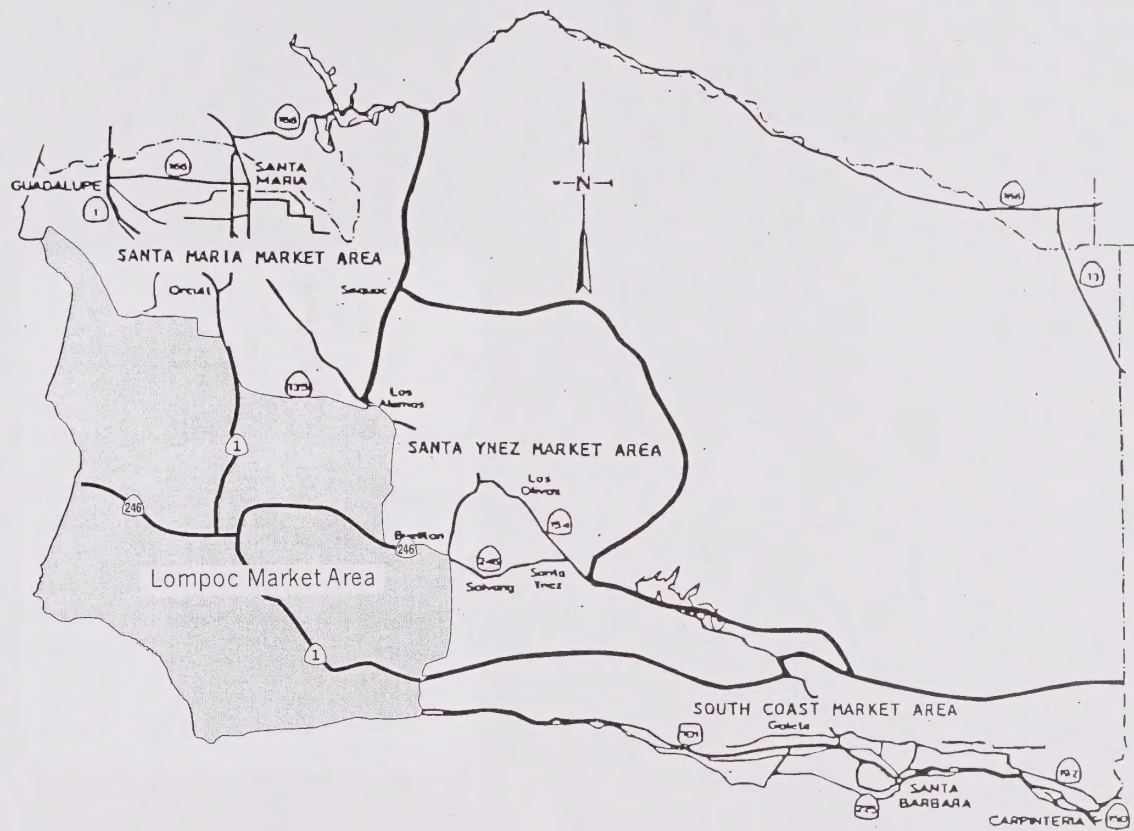


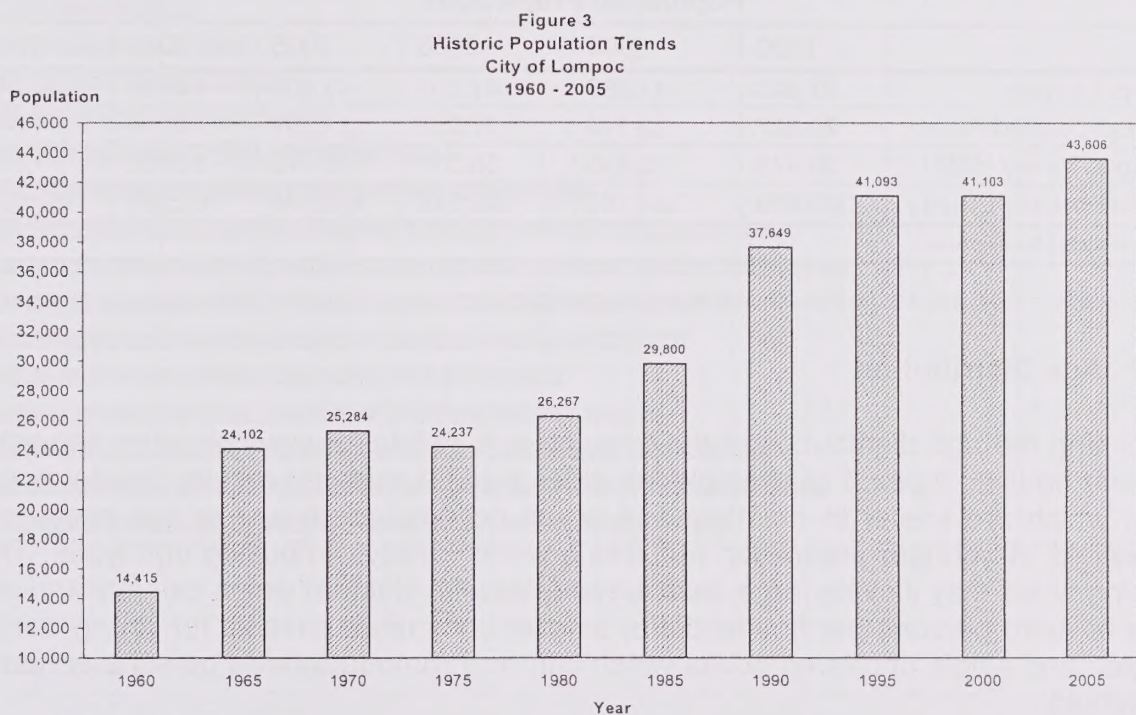
Figure 1
Lompoc Housing Market Area



Figure 2
General Plan Study Area
City of Lompoc General Plan

2.1 Population Characteristics

Historically, the population of Lompoc has experienced periods of rapid growth as portrayed in **Figure 3**. From the late 1950's through the mid-1980's, the growth was primarily generated by employment at Vandenberg AFB. The most recent episode of rapid population growth for Lompoc in conjunction with Vandenberg AFB occurred from 1978 to the mid-1980's when plans were underway for Space Shuttle launches. However, after the Space Shuttle Challenger Disaster in 1986 plans for shuttle launches from Vandenberg AFB were discontinued. Consequently, employment at Vandenberg AFB was not as dominant a factor in the City's growth rate as it had been prior to 1986. Beginning in the late 1980's employment growth in the Santa Barbara-Goleta area, combined with lower housing costs in Lompoc, triggered accelerated population growth.



Sources: *United States Department of Commerce, U.S. Census Bureau, Census 1960-1990, 2000*
State Department of Finance, 1995
Santa Barbara County Association of Governments, Regional Growth Forecast 2000-2030

Rapid population growth took place between 1960 and 1965 when the City grew approximately 10.83 percent annually. By the end of the 1960's the City had an annual growth rate of 5.78 percent for the decade. In the 1970's the annual growth rate was approximately 0.40 percent. The City's population again increased rapidly during the 1980's with an annual growth rate of 3.67 percent. From 1990 to 2000, the City's population increased by 9.17 percent. According to the Census 2000, the City population reached 41,103 in 2000. By January 1, 2002, the City population reached 41,671 (approximately 1.38 percent annual growth rate from 2000 to 2002).³ Latest estimates from the Department of Finance indicate that the City population is 41,865.⁴

2.1.1 Population Projections

The population projections for the City of Lompoc and Lompoc Valley, which reflect 2000 Census data, are presented in **Table 1**. The City is projected to grow by approximately 5,144 people during the time period 2000 – 2015, or approximately 12.5 percent. Population growth within the unincorporated area of the Lompoc Valley is expected to be faster than the City. The unincorporated area is projected to grow by 7,640 people, or 44 percent. The County's population is projected to increase by 88,877 persons, or 22 percent, during this same time period. The City of Lompoc population is anticipated to grow to 44,988 persons by the year 2010. The 2002 City of Lompoc population is estimated at 41,671 persons.

Table 1						
Population Projections						
	1990	1995	2000	2005	2010	2015
City of Lompoc	37,649	41,885	41,103	43,606	44,988	46,247
Unincorporated Area	20,827	22,110	17,208	21,907	23,644	24,848
Lompoc Valley HMA	58,476	63,995	58,311	65,513	68,632	71,095
Santa Barbara County	369,608	394,165	399,348	435,740	462,808	488,225
HMA: Housing Market Area						

Source: SBCAG, 1994; SBCAG, *Regional Growth Forecast 2000-2030*

2.1.2 Age Distribution

Examining the age distribution of the population is helpful in assessing the demand for different housing types. For example, an older population might require smaller housing units, which are easier to maintain and which accommodate one or two persons per household. A younger population requires a wider variety of housing unit types. These housing types may include large units for couples with children which can accommodate three or more persons per household or smaller units more suitable for young childless couples and single unrelated adults which can accommodate three persons or less per household.

The existing age distribution for the City of Lompoc is provided in **Figure 4**. The median age of Lompoc residents is approximately 32 years. Approximately 30 percent (12,310) of the City residents are 17 years or less and approximately 9 percent (3,856) are 65 years or more. Nearly 65 percent (26,176) of the City's population is under 40 years and approximately 19.5 percent of the population is 22 to 34 years of age.

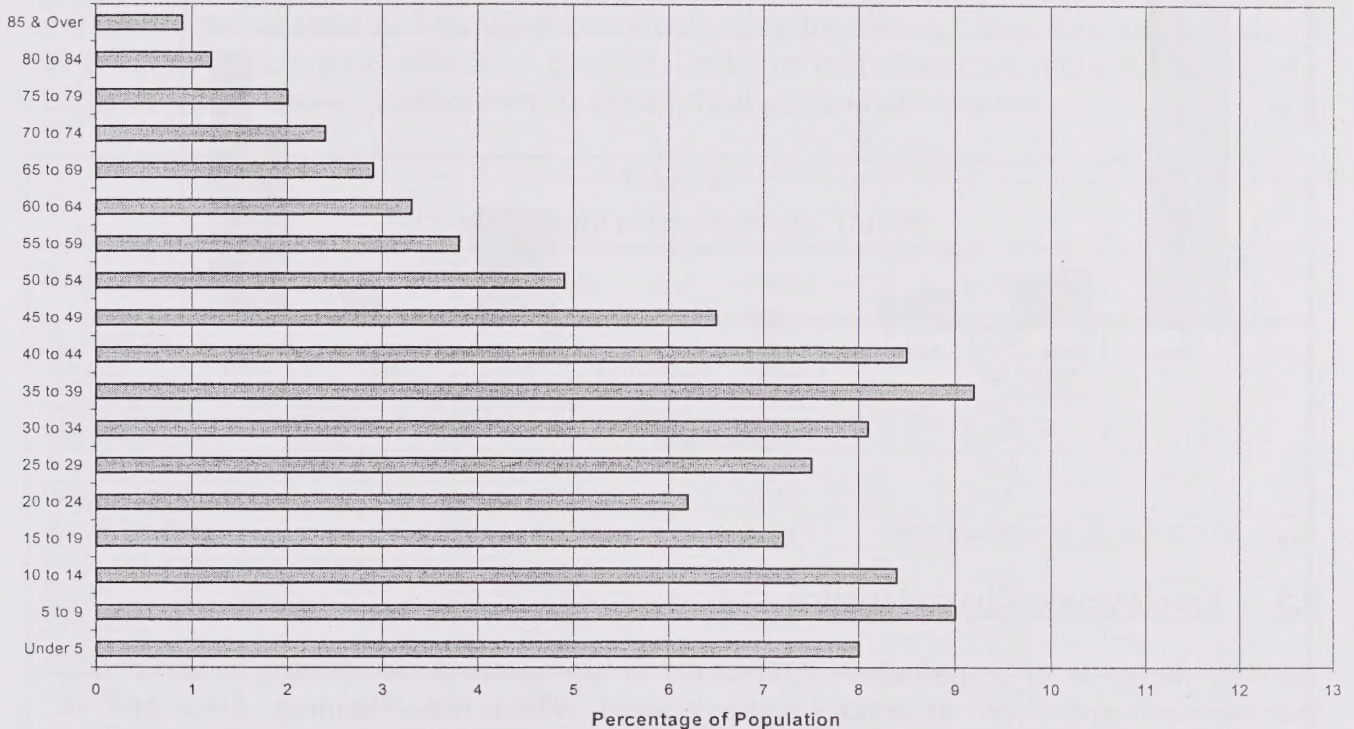
The overall youthfulness of the community and large proportion of the population aged 22 to 34 indicates a need for affordable family housing units which can accommodate three or more individuals and affordable housing units for single adults. City residents aged 17 or under typically reside in housing units with their parents or guardians. Residents aged 22 to 34 typically earn less than older members of the work force and are creating new households, starting families and having children. In 1990 females

between the ages of 20 and 34 accounted for approximately 78 percent of the annual births within Santa Barbara County.⁵ This trend continued into 1995 decreasing only slightly to approximately 74 percent of the annual births. In 1995 births by females age 40 and older increased slightly from approximately 10 percent of the annual births in Santa Barbara County to approximately 13 percent.⁶

Figure 4

Age Distribution
City of Lompoc
2000

Age Ranges

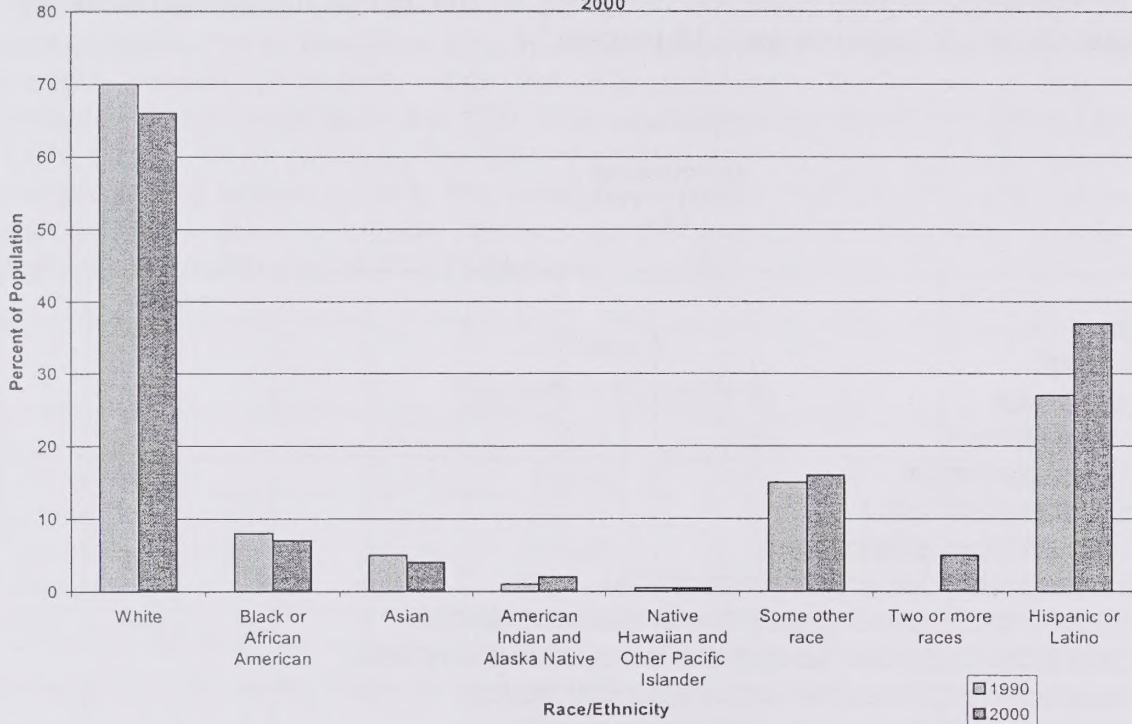


Source: U.S. Census Bureau, Census 2000

2.2 Race and Ethnicity

Generally, the number of minority residents decreased slightly between 1990 and 2000. The City of Lompoc population is primarily comprised of persons classified as White (65.8 percent) and not of Hispanic or Latino origin, as shown in the Population Ethnicity chart, **Figure 5**. Approximately 7.3 percent of the population is Black or African American, 3.9 percent is Asian, 0.3 percent is Native Hawaiian/Other Pacific Islander, 1.6 percent is American Indian and Alaska Native, and 15.7 percent is Other. The number of Hispanic or Latino residents increased between 1990 and 2000 from 27 percent to 37 percent. The largest percentage of Hispanic or Latino population are from Mexico (31.6 percent).

Figure 5
Race/Ethnicity
City of Lompoc
2000



Source: U.S. Census Bureau, Census 2000

2.3 Employment Characteristics

Another factor which contributes significantly to the demand for housing in Lompoc is the amount and type of employment located within the Planning Area and at Vandenberg AFB. Lompoc houses those employed within the community as well as approximately 5 percent of Vandenberg AFB personnel.⁷ Recent employment trends for the Lompoc Market Area are provided in **Table 2** to assess the availability of capital for housing expenses.

The Santa Barbara County Association of Governments reports that there were approximately 179,842 wage and salary jobs in Santa Barbara County during 2001. This figure is up from 163,247 in 1990.

Between 1980 and 1990 there was an approximately 51 percent increase in the amount of local jobs available. During the same time period the City's total population and the number of residents 18 or over grew by 43 percent. Between 1990 and 2000 there has been an approximately 5 percent decrease in the amount of local jobs available. During this same time period the City's total population and the number of residents 18 years of age and older grew by 9.17 and 7.7 percent, respectively.

In 2001, the Services industry employed the largest number of workers in Santa Barbara County, accounting for 29 percent of the workforce. The governmental entity was Santa Barbara County's second largest employer in 2001 with 19.1 percent of the jobs and the retail trade was the third largest provider of jobs in Santa Barbara County with 18.8 percent.⁸

In 1990, the Services industry employed the largest number of workers, accounting for 27.5 percent of the workforce. The governmental entity was the second largest provider of jobs in the City of Lompoc with 20.8 percent, and the manufacturing industry was Lompoc's third largest employer in 1990 with 19.8 percent of the jobs. In 2000, the governmental entity employed the largest number of workers, accounting for 26.5 percent of the workforce. The Services industry was the second largest provider of jobs in the City of Lompoc with 22.4 percent, and the manufacturing industry remained Lompoc's third largest employer in 2000 with 18.0 percent of the jobs.

Table 2
Lompoc Region Employment Trends

EMPLOYMENT SECTOR	1980	1990	2000	1990 – 2000 % Change
Agriculture	465	1,233	1,395	13.14
Mining*	0	60	27	<-55.00>
Construction	392	1,114	800	<-28.19>
Manufacturing	2,742	4,185	3,640	<-13.02>
Transportation	350	483	468	<-3.11>
Wholesale Trade	253	333	285	<-14.41>
Retail Trade	1,814	2,949	3,380	14.62
Financial, Insurance & Real Estate	533	592	300	<-49.32>
Services	2,959	5,833	4,518	<-22.54>
Government	4,519	4,399	5,344	21.48
TOTAL	14,027	21,181	20,157	<-4.83>
*Employment at diatomaceous earth processing facilities is classified by NAICS codes under the Manufacturing sector rather than the Mining sector.				

Source: APC, 1983, 1989, and SBCAG Regional Growth Forecast, 1994, 2000-2030

The City of Lompoc's major employers are shown in **Table 3**. Lompoc's largest employers include the Lompoc Unified School District, Vandenberg Air Force Base, U.S. Department of Justice: Prison and Institute, City of Lompoc, and Lompoc Hospital District.

The State of California Employment Development Department's (EDD) average annual unemployment rate for Santa Barbara County in 2002 was estimated at 4.2 percent, compared to an average annual unemployment rate for California at 6.7 percent. An average annual unemployment rate for Lompoc in 2002 was estimated at 5.8 percent.

Table 3
Lompoc's Major Employers – June 2003

Company	Number of Employees
Vandenberg Air Force Base	7,509
Lompoc Unified School District	1,745
U.S. Department of Justice: Prison and Institute	739
City of Lompoc	549
Lompoc Hospital District	500
World Minerals	431
County of Santa Barbara	364
Wal*Mart	275
Vandenberg Federal Credit Union	150
Von's	150
Mervyn's	120
Albertson's	92
Pactuco	64
U.S. Postal Service	64
Foods Co	47
Longs	45

Source: *The 2002 North Santa Barbara County Economic Outlook, Telephone Survey April 25 and 28, 2003 and June 6, 2003*

3.0 HOUSING PROFILE

The characteristics of the City of Lompoc's households and housing stock provide information about how the existing housing supply is being utilized. Consequently, it helps identify existing community housing needs which pertain to the size, mix, distribution, condition, and cost of the housing supply. This section provides an overview and comparison of the housing stock in the City of Lompoc. Analysis of past trends of the housing stock provides a method of projecting the future housing needs of Lompoc.

3.1 Household Characteristics

For purposes of evaluating housing supply and demand, it is helpful to translate information from population figures into household data. The vast majority of Lompoc residents live in households. According to the 2000 Census approximately 92 percent of all City residents lived in households. The remaining 8 percent were persons living in group quarters.⁹ In 1980, there were 9,380 households in the City and by 1990, this number had increased by 33 percent to 12,504 total. The 1990 average household size was 2.81 persons. In 2000, the number of households increased by 4 percent to 13,059 total. This amounts to a 2000 average household size of 2.88 persons, which is an increase from the 1990 average household size of 2.81 persons and a 1980 average household size of 2.65 persons.

3.1.1 Household Tenure

Household tenure refers to the status of the occupant, whether he or she owns or rents the unit. Housing tenure provides information on turnover of occupants in a given housing unit and the affordability of the housing market. Renters tend to move more frequently than homeowners and also tend to have less money to spend on housing. Thus, the prevalence of owner occupied households indicates stability within the housing market (i.e. less housing unit turnover) and increased homeownership affordability. Housing tenure data collected over the last 30 years indicates that the housing stock has been closely split between owner occupants and renters in the City (see **Table 4**).

Within the City there has been a small but steady increase in the number of owner occupied households. In 1970 most households (approximately 51 percent) in Lompoc were renter occupied. In 1980 there were slightly more owner occupied than renter occupied households in the City. By 1990 there were almost 500 more owner occupied than renter occupied households in Lompoc. However, owner occupied units still made up close to half of the total city-wide households. According to the 1990 Census, owner occupied units comprised 52 percent of all households and rental units comprised 48 percent. Owner occupancy increased by two percent from 1980 to 1990. Likewise, according to the 2000 Census, owner occupied units continued to comprise 52 percent of all households and rental units comprised 48 percent. This trend indicates greater stabilization with the City's housing market and increased homeownership affordability.

The homeownership rate within the City has historically been less than in the County as a whole. In the County, owner occupied households have outnumbered renter households by at least 6 percent since 1970 (see **Table 5**). However, although the proportion of homeowners is greater in the County, the City's homeownership rate increased at the same rate as the County's between 1980 and 1990 (2 percent). The City's homeownership rate remained at 52 percent between 1990 and 2000.

Table 4
City of Lompoc Total Households and Household Tenure

	1970	(%)	1980	(%)	1990	(%)	2000	(%)
Owner Occupied	3,679	49	4,714	50	6,484	52	6,733	52
Renter Occupied	3,885	51	4,666	50	6,020	48	6,326	48
Total Households	7,564	100	9,380	100	12,504	100	13,059	100

Source: U.S. Census Bureau, Census 1970, 1980, 1990, and 2000

Owner-occupants tend to occupy single family dwellings. According to the 2000 Census, approximately 87 percent of all owner occupied units within the City were single family dwellings. The opposite is true for renters. Approximately 35 percent of renter occupied units in Lompoc were single family dwellings in 2000.

Table 5
Santa Barbara County Total Households and Household Tenure

	1970	(%)	1980	(%)	1990	(%)	2000	(%)
Owner Occupied	45,146	54	57,867	53	71,053	55	76,611	56
Renter Occupied	38,783	46	51,448	47	58,749	45	60,011	44
Total Households	83,929	100	109,315	100	129,802	100	136,622	100

Source: U.S. Census Bureau, Census 1970, 1980, 1990, and 2000

3.1.2 Household Sizes

Household size is defined as the total number of persons, related or not, living in a housing unit. Although household size has decreased overall since 1970, it has increased since 1980 (see **Table 6**). The recent increase in household size is evidenced by the greater proportion of households with four or more occupants (see **Table 7**). Between 1980 and 1990 the proportion of all households with four or more occupants has increased by four percent. Similarly, between 1990 and 2000 the proportion of all households with four or more occupants increased by three percent.

Table 6
City of Lompoc Average Household Size

	1970	1980	1990	2000
Household Population	24,090	24,929	35,123	37,664
Number of Households	7,564	9,380	12,504	13,059
Persons/Household	3.18	2.66	2.81	2.88

Source: U.S. Census Bureau, Census 1970, 1980, 1990, and 2000
SBCAG, Regional Growth Forecast 2000-2030

Table 7
Distribution of Household Sizes
City of Lompoc

Persons Per Unit	1980		1990		2000	
	Households	%	Households	%	Households	%
	9,380	100	12,504	100	13,059	100
1 Person	2,215	24	2,766	22	3,066	23
2 Person	2,998	32	3,743	30	3,677	28
3 Person	1,739	18	2,285	18	2,118	16
4 Person	1,392	15	1,986	16	2,037	16
5 Person	638	7	957	8	1,178	9
6 or more Persons	398	4	767	6	983	8

Source: U.S. Census Bureau, Census 1980, 1990, and 2000

3.1.3 Household Overcrowding

According to the U.S. Census an overcrowded household is one in which there is more than one person per room, excluding the kitchen and bathrooms. With the exception of a slight decrease in the incidence of household overcrowding between 1970 and 1980, overcrowding in Lompoc has been increasing since 1970. Incidence of household overcrowding dropped by nearly 2 percent between 1970 and 1980 (see **Table 8**). However, it rose by approximately 6 percent between 1980 and 1990 and 4 percent between 1990 and 2000.

The sharpest rise in household overcrowding between 1970 and 2000 came in the number of households with 1.51 or more persons per room. Between 1970 and 1980 the incidence of overcrowded households with 1.51 or more persons per room increased by approximately 42 percent. Between 1980 and 1990 the incidence of overcrowded households with 1.51 or more persons per room rose sharply by 291 percent and accounted for 52 percent of all overcrowded households. Between 1990 and 2000 the incidence of overcrowding in households with 1.51 or more persons per room increased by 33 percent.

Between 1990 and 2000 incidences of household overcrowding rose in both the number of households with 1.01 to 1.50 persons per room as well as with 1.51 or more persons per room. Incidences of household overcrowding rose 54 percent in households with 1.01 to 1.50 persons per room compared with 33 percent in households with 1.51 or more persons per room. However, incidences of overcrowding in households with 1.51 or more persons per room still accounts for nearly 50 percent of all overcrowded households.

The increased overcrowding among Lompoc households demonstrates a need for additional housing space. Household overcrowding also indicates that there is a shortage of income necessary to move to larger accommodations. Housing space appears to be priced at a premium. Households are adjusting by settling for less space rather than buying more space.

Table 8
City of Lompoc Overcrowded Households

	1970	1980	1990	2000
Total Households	7,564	9,380	12,504	13,059
Households With 1.01 – 1.50 Persons Per Room	396	311	653	1,004
Households With 1.51 or More Persons Per Room	127	181	708	942
All Overcrowded Households ¹	523	492	1,361	1,946
Percentage of All Households Which Are Overcrowded	6.9	5.2	10.9	14.9

¹ Note: Overcrowded households are households with rooms that exceed 1.0 or more persons per room.

Source: U.S. Census Bureau, Census 1970, 1980, 1990, and 2000

Overcrowding is more prevalent among renter occupied households than owner occupied households. In 1980 approximately 74 percent of all overcrowded households were renter occupied. By 1990 the proportion of overcrowded households which were renter occupied rose to approximately 79 percent. Approximately 18 percent of all renter households (1,069 of 6,020) were overcrowded in 1990. By 2000 the proportion of overcrowded households which were renter occupied decreased to approximately 68 percent, however, renter occupied overcrowded households remains high (1,333 of 6,353) as shown in **Table 9**. This indicates that overcrowded households in Lompoc tend to be renter occupied and that a substantial number of Lompoc renters (approximately 3,851) are living in overcrowded conditions.¹⁰

Table 9
City of Lompoc Overcrowded Households By Tenure

	2000	
	Owner Occupied	Renter Occupied
Total Households	6,711	6,353
Households With 1.01 – 1.50 Persons Per Room	374	630
Households With 1.51 or More Persons Per Room	239	703
All Overcrowded Households ¹	613	1,333
Percentage of All Households Which Are Overcrowded	9.1	21.0

¹ Note: Overcrowded households are households with rooms that exceed 1.0 or more persons per room.

Source: U.S. Census Bureau, Census 2000

3.1.4 Household Types

The distribution of household types has changed very little over the past twenty years. The majority of households in Lompoc are family households. In fact family households make up approximately 71 percent of all households in the City (see **Table 10**). The second most common household type are one-person households which make up 24 percent of all households. The remaining households are nonfamily households (two or more unrelated persons) and account for 5 percent of all households.

Table 10
Distribution of Household Types
City of Lompoc

	1990		2000	
	Households	%	Households	%
	12,504	100	13,059	100
1 Person	2,766	22	3,066	24
2+ Person Family	8,986	72	9,310	71
Nonfamily	752	6	683	5

Source: U.S. Census Bureau, Census 1990 and 2000

Family household sizes are significantly larger than all other households. According to the 2000 Census, the average household size for all households citywide was 2.88 persons while the average family household size was 3.42 persons. Family households composed approximately 71 percent of all households but accounted for approximately 88 percent of the City's household population (see **Table 11**) and nonfamily households composed approximately 29 percent of all households but accounted for approximately 12 percent the City's household population. Consequently, family households require more space and larger housing units than nonfamily households to avoid overcrowded conditions.

Table 11
City of Lompoc Household Population Distribution

Household Type	1980	(%)	1990	(%)	2000	(%)
Nonfamily	3,407	14	4,546	13	4,640	12
Family	21,522	86	30,577	87	33,024	88
	24,929	100	35,123	100	37,664	100

Source: U.S. Census Bureau, Census 1980, 1990, and 2000

3.1.5 Household Income

The California Department of Housing and Community Development (HCD) defines household income groups and the U.S. Department of Housing and Urban Development (HUD) calculates income levels relative to the county median for these groups. There are four household income group categories: very low-, low-, moderate-, and above moderate-income. Very low-income households are households with incomes less than 50 percent of the area median income; low-income households are households with incomes between 51 and 80 percent of the county median income; moderate-income households are households with incomes between 81 and 120 percent of the county median income; and above moderate-income households have incomes above 120 percent of the county median income. The 2002 income limits for Santa Barbara County are listed (see **Table 12**). The income limits are based on the median family income for Santa Barbara County of \$56,800. HUD, HCD, Santa Barbara County Housing Authority, and the City use these income limits to determine eligibility for publicly-funded housing assistance programs.

Table 12
Santa Barbara County Maximum Household Income Limit - 2002

Income Group	Number of Persons In Household				
	1	2	3	4	5
Very Low	\$19,900	\$22,700	\$25,550	\$28,400	\$30,650
Low	31,800	36,350	40,900	45,450	49,050
Median	39,750	45,450	51,100	56,800	61,350
Moderate	47,700	54,500	61,350	68,150	73,600
Above Moderate	> 47,700	> 54,500	> 61,350	> 68,150	> 73,600

Source: HCD, 2002 and County of Santa Barbara, Planning and Development Department

Available household income is one of the most critical factors influencing the demand for housing. The City of Lompoc 1999 household income estimates are provided in **Table 13**. Household incomes in Lompoc are lower than countywide incomes. According to the 2000 Census, the 1999 median household income for Lompoc was \$37,587. This represents approximately 80 percent of the median countywide household income (\$46,677). The income disparity is even greater for family households. The 1999 median family household income for Lompoc (\$42,199) represents approximately 78 percent of the countywide family household income (\$54,042).

The 1990 and 2000 distribution of very low-, low-, moderate-, and above moderate-income households in Lompoc is provided in **Table 14**. Lompoc household income information from the 2000 Census shows that the proportion of very low-income households within the City has increased by approximately 3 percent between 1990 and 2000 (from 26 to 29 percent). The proportion of low-income households in Lompoc increased by 2 percent between 1990 and 2000. The proportion of moderate-income households rose by 7 percent between 1990 and 2000. However, the proportion of above-moderate households decreased significantly by 11 percent during the same period. Therefore, there was a shift from the higher income category to the very low-, low-, and moderate-income households between 1990 and 2000.

Table 13
1999 Household Income Estimates
City of Lompoc

Income Category	Households	% of Total Households	Families	% of Total Families
0 - \$14,999	2,175	16.6	1,146	12.3
\$15,000 - \$24,999	1,908	14.6	1,327	14.2
\$25,000 - \$34,999	2,048	15.7	1,310	14.1
\$35,000 - \$39,999	760	5.8	574	6.2
\$40,000 - \$49,999	1,408	10.8	1,082	11.6
\$50,000 - \$74,999	2,615	20.0	2,088	22.4
\$75,000+	2,148	16.4	1,787	19.2
Total	13,062	100	9,314	100
Median Income	\$37,587		\$42,199	
Average Income	\$45,958		\$50,059	

Source: U.S. Census Bureau, Census 2000 and HCD

Table 14
City of Lompoc Household Income Distribution 1999

Income Level	1980 ¹¹		1990 ¹²		1999 ¹³	
	Households		Households		Households	
	Number	(%)	Number	(%)	Number	(%)
Very low	2,720	29	3,251	26	3,766	29
Low	1,501	16	2,376	19	2,703	21
Moderate	1,876	20	1,500	12	2,459	19
Above Moderate	3,283	35	5,376	43	4,134	32
	9,380	100	12,504	100	13,062	100

Based on the 1999 median household income for Santa Barbara County of \$46,677

Sources: SBCAG and HCD

Government agencies, lenders, and landlords generally consider a household eligible to rent or buy if monthly payments do not exceed 30 percent of total household income. Information released from the 2000 Census indicates that 4,361 households currently are overpaying (paying over 30% of household income on direct housing costs) (see **Table 15**). According to the 1990 Census information, 4,098 households were overpaying for housing within the City. Although the number of households overpaying for housing within the City has increased since 1990, the percentage of households relative to the total number of households within the City has remained the same as in 1990. This represents approximately 33 percent (2000: 4,361 / 13,059; 1990: 4,098 / 12,504) of all households citywide.

Table 15
Housing Costs, Rent as Percentage of Gross Income
City of Lompoc

Income	0-19%		20-29%		30% or more		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner Households								
Less than \$10,000	12	0.2	38	0.7	84	1.5	169 ¹	3.0
\$10,000 - \$19,999	134	2.3	37	0.6	287	5.0	458	8.0
\$20,000 - \$34,999	322	5.6	124	2.2	497	8.7	943	16.5
\$35,000 - \$49,999	344	6.0	266	4.6	356	6.2	966	16.9
\$50,000 or more	1,872	32.7	932	16.3	379	6.6	3,183	55.6
Subtotal	2,684	46.9	1,397	24.4	1,603	28.0	5,719¹	100.0
Renter Households								
Less than \$10,000	0	0	54	0.8	714	11.2	916 ²	14.4
\$10,000 - \$19,999	51	0.8	164	2.6	1,021	16.1	1,236	19.5
\$20,000 - \$34,999	240	3.8	663	10.4	931	14.7	1,852 ³	29.2
\$35,000 - \$49,999	359	5.6	574	9.0	78	1.2	1,035 ⁴	16.3
\$50,000 or more	1,056	16.6	213	3.4	14	0.2	1,304 ⁵	20.6
Subtotal	1,706	26.9	1,668	26.3	2,758	43.5	6,343⁶	100.0
Total	4,390		3,065		4,361		12,062⁷	

¹ Includes 35 owner occupied households not computed.

² Includes 148 renter occupied households not computed.

³ Includes 18 renter occupied households not computed.

⁴ Includes 24 renter occupied households not computed.

⁵ Includes 21 renter occupied households not computed.

⁶ Includes 211 renter occupied households not computed.

⁷ Includes 246 owner and renter occupied households not computed.

'Not computed' means those households reporting no income or a net loss income.

Source: U.S. Census Bureau, Census 2000

Overpayment is more prevalent among renter occupied households than owner occupied households (see **Table 16**). According to the 2000 Census information, 2,758 of the 4,361 households overpaying for housing were renter occupied. This accounts for 63 percent of households overpaying for housing. However, the number of renter households overpaying for housing within the City has decreased slightly between 1990 and 2000. In 1990, 65 percent of renter households were overpaying for housing compared to 63 percent in 2000, a decrease of 2 percent. The 2000 Census information

indicates that 1,603 households overpaying for housing were owner occupied. This accounts for 37 percent of households overpaying for housing which is slightly higher than in 1990.

Approximately 97 percent of renter households which overpay are lower-income households (households in the very low- and low-income categories). Slightly more than half (approximately 57 percent) of owner households which overpay are lower-income households.

Table 16
City of Lompoc Household Overpayment – 2000¹⁴

Household Income	Renter Occupied Households		Owner Occupied Households		Total Households	
	Number	(%)	Number	(%)	Number	(%)
Very low	1,942	70	482	30	2,424	56
Low	736	27	442	27	1,178	27
Moderate	66	2	301	19	367	8
Above Moderate	14	1	379	24	393	9
	2,758	100	1,603	100	4,361	100

Sources: U.S. Census Bureau, Census 2000 and HCD, 2003

Household overpayment has a direct effect upon the standard of living for community residents. Households which overpay for housing have fewer dollars available for other necessities such as food, clothing, and healthcare. Very low- and low-income residents have the tightest budgets and are more adversely affected by housing overpayment than higher income households. That is, above-moderate households can afford to spend more than 30 percent of household income on housing since they have more discretionary dollars which are not earmarked for basic necessities. Consequently, above moderate-income households normally overpay for housing by choice. In addition, lower-income renter occupied households do not have the option of selling their home (or borrowing against equity) to raise additional capital in the event of an emergency. Owner occupied households have the option of selling or renting a portion of their home to offset unexpected expenses.

3.2 Housing Characteristics

The housing characteristics discussed below identify the existing and future needs associated with the City's housing supply.

3.2.1 Housing Quantity and Type

The supply of housing in Lompoc increased sharply between 1970 and 1990 but only minimally between 1990 and 2000 (see **Table 17**). Between 1970 and 1980 the housing stock increased by approximately 24 percent. Between 1980 and 1990 the supply

increased by 3,384 units or an additional 34 percent. However, recent data from the U.S. Census Bureau indicates that the housing stock in the City of Lompoc increased by 360 units between 1990 and 2000, from 13,261 to 13,621 units. This change represents a 2.7 percent increase in the supply of housing in Lompoc.

The data summarized in **Table 17** indicates the slow growth of the housing inventory in the City during the 1990s. The period from 1980 to 1990 showed a 34.3 percent increase in total housing units, with an average increase of 338 units per year, while during the period between 1990 and 2000 an average increase of 36 units per year was experienced, yielding an increase of 2.7 percent. The actual growth of the housing inventory varies from year to year, however, there has been a marked decline in the units since the year 1991.

Table 17 City of Lompoc Housing Supply				
	1970	1980	1990	2000
Total Units	7,997	9,877	13,261	13,621
Units Added	-	1,880	3,384	360
Percent Change	-	23.5	34.3	2.71

Source: U.S. Census Bureau, 1970, 1980, 1990, and 2000

The slow increase in housing unit production experienced in the City of Lompoc between 1990 and 2000 is consistent with the slow increase experienced in Santa Barbara County. **Table 18** shows that housing unit production in Santa Barbara County increased by approximately 3.4 percent between 1990 and 2000 a decrease from 20.2 percent between 1980 and 1990. Furthermore, housing unit production in the City of Lompoc and Santa Barbara County contrasted to some extent with the production of housing units in California which increased by approximately 9.2 percent. However, as shown in **Table 18**, housing unit production declined markedly overall at local, County, and State levels.

Table 18 Total Housing Stock 1980-2000 Dwelling Units					
	1980	% Change 1980-1990	1990	2000	% Change 1990-2000
California	9,279,036	20.5	11,182,882	12,214,549	9.2
Santa Barbara County	114,910	20.2	138,149	142,901	3.4
City of Lompoc	9,877	34.3	13,261	13,621	2.7

Source: U.S. Census Bureau, Census 1980, 1990, and 2000

In 2000, according to the U.S. Census, there were approximately 13,582 housing units within the City (see **Table 19**). There are three basic types of housing units for which data is presented: single family detached units (including planned unit developments),

multiple-family units ranging from duplexes to large apartment developments, and mobilehomes located in mobilehome parks and on individual lots.

The predominant type of dwelling unit continues to be the conventional single family residence in the City. The majority (approximately 53 percent) of these units were single family detached units. However, single family units (detached and attached) made up approximately 61 percent of the housing supply. Multi-family units comprised approximately 33 percent of the housing stock and mobilehomes accounted for approximately 6.6 percent. Between 1990 and 2000 the City's housing supply increased by 451 units or approximately 3.4 percent.

Table 19¹⁵ City of Lompoc Total Dwelling Unit By Type of Structure				
Dwelling Type	1990 ¹ Total Units	1990-2000 Units Added	2000 ¹ Total Units	(%)
Single Family:				
Detached	6,876	335	7,211	53.1
Attached	905	139	1,044	7.7
Multi-Family:				
2-4 Plexes	1,833	27	1,860	13.7
5 or more units	2,636	(-66)	2,570	18.9
Mobilehomes	881	16	897	6.6
Totals	13,131	451	13,582	100.0
¹ There are 130 housing units for 1990 and 39 housing units for 2000 reported to the U.S. Census Bureau that include boat, tent, RV, and van which showed obvious signs of use as living quarters. These 130 units and 39 units are not included in the total number of units shown in Table 19.				

Source: U.S. Census Bureau, 1990, and 2000

3.2.2 Housing Age

According to the 2000 Census, approximately 50 percent (6,711 units) of the City's housing unit stock was built prior to 1970 (see **Table 20**). Although regular maintenance can prolong the life of the older homes beyond 30 years, the passage of time will increase the cost and magnitude of needed housing repairs. Generally, housing units over 40 years old require large financial expenditures to prolong their useful life and prevent substantial deterioration. Older homes may need electrical rewiring, modernized plumbing systems and new foundation work. Approximately 21 percent (2,848 units) of the City's housing unit stock was built prior to 1960 and would be in this category. Given the age of the existing housing stock, periodic ongoing maintenance is critical to prevent significant deterioration and protect the existing housing supply.

In addition to the housing age, information included in Table 20 indicates that nearly all of the City's housing units (99.4 percent) had complete plumbing facilities in 2000.

Table 20 City of Lompoc Housing Stock Age		
Year of Construction	Units	Percent
1999 – March 2000	131	1.0
1995 - 1998	307	2.2
1990 - 1994	863	6.3
1980 – 1989	3,147	23.1
1970 - 1979	2,466	18.1
1960 - 1969	3,863	28.4
1950 – 1959	1,898	13.9
1940 – 1949	478	3.5
Before 1940	472	3.5
Total	13,625	100.0
Plumbing Facilities	All Housing Units	Category as Percent of Total
Units With Complete Plumbing Facilities	13,547	99.4
Units Lacking Complete Plumbing Facilities	78	0.6
Total	13,625	100.0

Source: U.S. Census Bureau, Census 2000

3.2.3 Housing Condition

The City conducted a comprehensive housing conditions survey in November, 1991 (see **Appendix A**). The 1991 survey found that:

- Eighty-four (84%) percent of the City's dwelling units were categorized as Condition A;
- Fourteen (14%) percent of the City's dwelling units were categorized as Condition B;
- Two (2%) percent of the City's dwelling units were categorized as Condition C; and
- Less than one (.01%) percent of the City's dwelling units were categorized as Condition D.

Since the survey was completed in 1991, several changes have occurred in the City which lead staff to conclude that housing conditions in the community have improved for units determined to be categorized as Conditions C and D. The City has worked closely with a local nonprofit Community Development Housing Organization to fund rehabilitation of multi-family housing. Approximately 74 housing units have been or are currently undergoing substantial rehabilitation work. The Housing Authority has

rehabilitated 220 housing units. The City has also funded a comprehensive Code Enforcement program with a full-time Code Enforcement officer. Through this program, the City has compelled owners of dilapidated housing to improve its condition. Finally, demand for housing has increased substantially in the City, which has led to improvements to the housing stock to increase marketability.

Since it is unlikely that housing conditions in the City have degraded extensively since 1991, a survey was conducted in August and September of 2003 which focused on the Census Tracts that contained the housing units categorized in 1991 as Conditions C and D. A general less focused survey was conducted during this same period of time on the housing units in the remaining Census Tracts. The survey found that:

- Eighty-three (83%) percent of the City's dwelling units were categorized as Condition A;
- Fifteen (15%) percent of the City's dwelling units were categorized as Condition B;
- One (1%) percent of the City's dwelling units were categorized as Condition C; and
- Less than one (0.1%) percent of the City's dwelling units were categorized as Condition D.

The findings of the survey performed in August and September, 2003 were very similar to the survey performed in 1991 and are summarized as follows:

Although a large proportion (approximately 49 percent) of the City's housing unit stock was constructed prior to 1970, it appears to be well-maintained. The City updated its 1991 study in 2003 to evaluate the condition of the existing housing stock (see **Appendix A** for methodology). Housing unit conditions were rated using four classifications: A, B, C, or D. Generally, units rated "A" were in satisfactory condition or better, with no visible existing repair needs; units rated "B" required minor rehabilitation to be restored to an "A" condition; units rated "C" required major rehabilitation to be restored to an "A" condition; and units rated "D" were dilapidated and required replacement.

A total of 9,177 housing units or approximately 66 percent of the City's 2003 housing stock was surveyed. Units built after 1980 (approximately 4,615) were not surveyed, since they were assumed to be rated "A" because they were less than 20 years old and hence were built in compliance with the Uniform Building Code. The findings of the study are provided in **Table 21**.

Table 21
2003 Housing Condition Study Findings

Housing Condition					
Housing Type	A	B	C	D	Total Units
Single Family	6,833	1,333	82	4	8,252
	83%	16%	1%	.05%	
Multi-Family	3,859	647	88	6	4,600
	84%	14%	2%	0.1%	
Mobilehome	826	109	5	N/A	940
	88%	11%	1%	-	
All Units	11,518	2,089	175	10	13,792
	83%	15%	1%	0.1%	100%

The 2003 housing condition study found that 83 percent of the City's housing stock was well-maintained and appeared in adequate or better condition. Most of these units have been recently built and received steady maintenance. The regularity of future maintenance will determine whether these units remain in "A" condition or slip to "B" condition.

Approximately 16 percent of the City's housing (2,264 units) appeared in need of some form of rehabilitation ("B" and "C" units). The vast majority of units requiring rehabilitation were in "B" condition and appeared in need of relatively small financial expenditures (under \$10,000) to be considered in "A" condition. However, these "B" condition units (2,089) are in the early stages of deterioration. They are units which can be repaired and provide a long-term source of quality housing or can deteriorate further and become beyond reasonable economic repair. Various factors determine whether "B" condition units slip to "C" condition. These factors include: the severity and urgency of the repair needs, the willingness of owners to make needed repairs before they become critical, the availability of private funds to spend on housing repairs, and the ability of the City to obtain and allocate public funds for those in need of financial or technical assistance.

Approximately one percent of the City's housing stock (175 housing units) in 2003 was severely deteriorated, requiring a large expenditure of funds (more than \$10,000) to repair. In fact, in at least 13 cases housing units appeared to have deteriorated beyond reasonable economic repair and needed to be replaced.

The presence of severely deteriorated and dilapidated housing creates many negative side effects. These units can pose a safety hazard to their occupants and neighbors. They may become abandoned and serve as dangerous playgrounds for children or in some cases centers for criminal activity. In addition, "C" and "D" condition units can decrease property values of adjacent units and deter private investment within a neighborhood. This in turn, decreases housing supply, hinders marketability of nearby units, deters new development, and creates a disincentive for nearby property owners

to maintain their residences. Consequently, a larger number of units become susceptible to neglect within a concentrated area. As a result, housing deterioration may spread throughout a block or neighborhood.

3.2.4 Vacancy Rate

Vacancy rates provide a quantifiable measurement of excess housing supply. Vacant units are the portion of the City's housing stock which is unoccupied. The rule of thumb is that a 4.5% to 5.0% vacancy rate indicates a good balance of supply and demand in the housing market. Vacancy rate information is provided by the U.S. Census Bureau and is monitored monthly by the City via its electric meters (electric meters are turned off when a unit is vacant). The total overall vacancy rate in the City was 4.1 percent according to the 2000 Census (see **Table 22**). The Census data also indicates that vacancy rates have customarily been higher for renter occupied units than owner occupied units. The vacancy rate as reported in the 2000 Census is lower than the 5.7 percent vacancy rate reported in 1990 indicating that there are less housing units available compared to population in 2000 than in 1990. Furthermore, the 2000 vacancy rate is lower than the 4.5 percent to 5.0 percent vacancy rate range indicating an imbalance between the supply and demand of housing in the City.

Table 22 City of Lompoc Vacancy Rates by Tenure				
	1970	1980	1990	2000
Homeowner Vacancy Rate	2.1%	4.9%	1.4%	0.8%
Rental Vacancy Rate	6.9%	5.1%	7.6%	4.0%
Overall Vacancy Rate	5.4%	5.0%	5.7%	4.1%

Source: U.S. Census Bureau, Census 1970, 1980, 1990, and 2000

Information from the City's Electric Meter Vacancy Rate Program shows a great deal of vacancy rate variation by housing type in the 1995 to 2002 time period (see **Table 23**). Multi-family dwellings had the highest vacancy rate (between 3.9 and 9.1 percent). However, the vacancy rate for these units steadily decreased by approximately 5 percent during this period. Single family attached dwellings and mobilehomes had the next highest vacancy rate, in that order, (between 2.5 and 5.2 percent and between 1.6 and 4.5 percent, respectively) during the same period. Single family detached dwellings had a relatively low vacancy rate (between 1.2 and 2.7 percent). Overall, the City's vacancy rate decreased by 2.3 percent between 1995 and 2002.

Table 23
City of Lompoc Vacancy Rates by Housing Unit Type

----- Percent Vacant -----								
Unit Type ¹	1995	1996	1997	1998	1999	2000	2001	2002
SFD Detached	1.9%	2.0%	1.8%	1.7%	2.7%	1.4%	1.2%	1.2%
SFD Attached	4.1%	5.1%	5.2%	4.2%	2.7%	2.6%	2.5%	2.6%
MFD	9.1%	8.6%	7.1%	7.3%	6.7%	6.1%	3.9%	4.1%
Mobilehomes	4.5%	3.1%	3.5%	2.4%	1.6%	1.6%	2.0%	2.2%
Total Vacancy Rate ²	4.7%	4.6%	4.0%	3.9%	3.4%	3.2%	2.3%	2.4%

¹ Does not include approximately 0.2% uncoded housing units (approximately 30 housing units).
² Includes uncoded housing units.

Source: City of Lompoc, 2003

3.2.5 Housing Cost

Housing cost includes the market price of housing units available to prospective buyers and renters as well as the cost of basic utility expenses (i.e. electric, gas, water, and refuse). The 2000 Census identifies the median value of owner occupied units in the City as \$148,300. The majority of housing units (54 percent) were valued between \$125,000 and \$175,000 (see **Table 24**).

Table 24	
City of Lompoc Owner Occupied Housing Values - 2000	
Value	Percent
< \$100,000	7.5
\$100,000 – 124,999	13.3
\$125,000 – 149,999	31.4
\$150,000 – 174,999	22.4
\$175,000 – 199,999	13.7
> \$200,000	<u>11.7</u>
	100.0

Source: U.S. Census Bureau, 2000

Home sales information indicates that the average home sale prices have increased by approximately 4.2 to 7.4 percent annually between 1990 and 2000 (see **Table 25**). The rate of price appreciation varied during this ten-year period depending on the number of bedrooms in the home. The rate of appreciation for two bedroom homes during the ten-year period between 1990 and 2000 was 4.2 percent, 7.4 percent for three bedroom homes, and 7.2 percent for four bedroom homes.

Table 25 City of Lompoc Average Home Sale Prices				
No. of Bedrooms	1985	1990	2002	Average Annual Percent Change ¹⁶
2 Bedrooms	\$77,920	\$126,661	\$189,981	4.2
3 Bedrooms	\$89,966	\$146,308	\$275,394	7.4
4 Bedrooms	\$101,113	\$164,696	\$307,034	7.2

Source: Lompoc Valley Board of Realtors

There are wide housing price ranges within Lompoc for two, three, and four bedroom homes (see **Table 26**). These ranges provide prospective homeowners with a high degree of financial flexibility and choice when shopping for homes. Although two bedroom units average approximately \$190,000, there is a \$68,000 range between the least-costly and most-costly housing unit. The housing price ranges are even more substantial for three and four bedroom units. Housing prices vary by \$189,000 for three bedroom units and \$135,000 for four bedroom units.

Table 26 City of Lompoc Home Sale Prices – 2002			
Unit Type	Average Price	Price Range	Range Size
2 Bedrooms	\$190,000	\$159,000 - \$227,000	\$68,000
3 Bedrooms	\$275,000	\$180,000 - \$369,000	\$189,000
4 Bedrooms	\$307,000	\$250,000 - \$385,000	\$135,000
Note: Home sale prices have been rounded to the nearest thousand dollars.			

Source: Lompoc Valley Board of Realtors

Housing costs increased between 15 percent and 40 percent during the 10 year period from 1990 to 2000. In 1990 the median rent (excluding utilities) for housing within Lompoc was \$463 per month. Most rental housing in Lompoc (67 percent) was priced from \$350 to \$650. The largest proportion of rental housing (42 percent) was priced between \$350 and \$500. According to the 2000 Census the median rent (excluding utilities) for housing within Lompoc was increased by 38 percent to \$639 per month. Most rental housing in Lompoc (65 percent) was priced from \$400 to \$750 (see **Table 27**), a 15 percent increase. However, the largest proportion of rental housing (48 percent) was priced between \$450 and \$700, a 29 to 40 percent increase.

Table 27		
City of Lompoc Contract Rent – 2000		
	Contract Rent	Percent
	< \$200	4.7
	\$200 – 249	2.4
	\$250 – 299	1.6
	\$300 – 349	2.8
	\$350 – 399	5.9
	\$400 – 449	9.6
	\$450 – 499	12.3
	\$500 – 549	7.9
	\$550 – 599	11.5
	\$600 – 649	8.3
	\$650 – 699	8.1
	\$700 – 749	6.9
	\$750 – 799	6.1
	> \$800	11.9
		100.0

Source: U.S. Census Bureau, 2000.

Two important factors which influence the price of rental housing are housing size (number of bedrooms) and type of housing (e.g. detached house, condominium, or apartment). A rental housing price survey was conducted in February 2003 to evaluate how prices vary by size and type of unit (see **Table 28**). As expected, larger units are generally more expensive than smaller units. In addition, condominiums and detached houses tend to be more expensive than apartments with the same number of bedrooms. The widest price ranges were found among three and four bedroom units. Rental prices for three and four bedroom units varied by \$990 and \$1,228, respectively. Consequently, the highest degree of choice in terms of price is available to those seeking three and four bedroom units.

Table 28			
City of Lompoc Rental Prices – 2002 ¹⁷			
Housing Size	Apartments	Condominiums	Detached Houses
1 Bedroom	\$359 - \$875	\$695 - \$950	\$650
2 Bedroom	\$439 - \$1,040	\$895 - \$1,000	\$900 - \$1,025
3 Bedroom	\$510 - \$900	\$995 - \$1,100	\$1,250 - \$1,500
4 Bedroom	\$572 - \$910	-	\$1,350 - \$1,800
Note: Prices are monthly rate ranges at different rental development locations.			

Rental housing cost is also influenced by utility costs. Water is the only utility that is currently being included in the apartment rents in the City of Lompoc. Sewer, Electric, Gas and Refuse are all paid by the renter on an individual basis. In condominiums and

detached houses, the renter is responsible for the cost of all utilities. Average monthly utility expenses for the City are provided in **Table 29**.

Table 29 City of Lompoc Average Monthly Housing Utility Expenses – 2002						
Housing Type	Water	Sewer	Electric	Gas *	Refuse	Total
Single Family	\$28.42	\$20.20	\$39.58	\$31.18	\$14.86	\$134.24
Multi-Family	\$18.38	\$14.14	\$22.42	\$31.18	\$14.86	\$100.98
Mobilehome	\$24.00	\$9.30	\$23.38	\$31.18	\$14.86	\$102.72

Sources: City of Lompoc, Utility Records, 2002, and State of California, Department of Community Services and Development

Monthly utility expenses can account for as much as 10 to 20 percent of the total rental housing cost of certain units. For example, the average monthly utility cost for a single family dwelling (\$134.24) renting for \$825 accounts for approximately 16 percent of the total monthly housing cost. The average monthly cost of utilities (minus water) for a multi-family dwelling (\$82.60) renting for \$600 accounts for approximately 13.8 percent of the total monthly housing expenses.

3.2.6 Housing Affordability

In 2000, State and Federal standards for housing overpayment were based on an income-to-housing ratio of 30 percent and above. Households paying greater than this amount have less income left over for other necessities, such as food, clothing, and health care. It is recognized, however that upper income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups.

The 2000 Census identifies households paying greater than 30 percent of income for housing. As expected, the lower the income group, the greater the proportion of households overpaying for housing. Among households earning less than \$10,000, 74 percent overpaid for housing; whereas 77 percent in the \$10,000 - \$19,999 category overpaid; 51 percent in the \$20,000 - \$34,999 category overpaid; and only 13 percent earning more than \$35,000 overpaid. In total, an estimated 36 percent of Lompoc's households in 2000 were overpaying for housing. According to the 2000 Census, the percentages of households overpaying for housing in each income bracket are the same as those in 1990, however, the overall percentage of households overpaying has increased between 1990 and 2000 by three percent, from 33 percent to 36 percent.

The distinction between renter and owner housing overpayment is important because while homeowners may overextend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. Renters on the other hand, are generally limited to the rental market, and need to pay the rent established by the market. According to the 2000 Census, of the 902 households with incomes less than \$10,000, 768 were renter households and only 134 were owner

households. This discrepancy reflects the tendency of renter households to have lower incomes than owner households.

3.2.7 Ownership Affordability

Homeownership affordability is a function of two variables: a buyer's borrowing capacity and the market price of homes for sale. The majority of prospective homeowners finance acquisition of housing by obtaining a mortgage. The process of qualifying for a mortgage includes an assessment of a variety of financial factors, including personal credit history, outstanding debt, and employment stability. The three most important factors influencing borrowing capacity and hence homeownership affordability are discussed below.

The first factor is the household's expense ratio. This ratio is the percentage of gross household income that is needed to pay housing expenses. It is an important measure of borrowing capacity and thus helps determine a prospective homebuyer's price range. Government agencies, lenders and real estate industry officials generally consider a household eligible to buy if monthly payments (including mortgage payments, taxes, and insurance) do not exceed 30 percent of a household's gross adjusted income (gross income less any outstanding debt).¹⁸

A second factor is the amount of money available for a down payment. The size of the down payment establishes the initial buyer's equity level in the property which in turn affects the size of the amount financed. A conventional loan requires a 10 to 20 percent down payment. This requirement can be extremely formidable. Based upon 20 percent, the down payments required on average priced two, three, and four bedroom housing units in Lompoc (refer to **Table 25**) are approximately \$38,000, \$55,000, and \$61,000 respectively. However, a household with a sufficiently large monthly income may be allowed to decrease necessary down payments to 5 or 10 percent provided that mortgage insurance is purchased. In addition, the Federal Housing Administration (FHA) and U.S. Department of Veterans Affairs provide qualified first-time home buyers with reduced down payments.¹⁹ These programs are frequently utilized by Lompoc households. Consequently, down payments made within Lompoc average between 5 or 10 percent.

A third factor is the prevailing interest rate. The interest rate establishes the cost of borrowing and determines the size of monthly housing payments over the life of the loan. Traditionally, home loans have been made at a fixed rate for a 30-year period. However, since the early 1980's adjustable rate mortgages have become more common. The main advantage of adjustable rate mortgages is that they provide homeowners with lower interest rates than fixed interest loans during the early years of the loan. This enables buyers who expect their incomes to rise to qualify for higher mortgages than would be possible with a fixed interest loan. In exchange for this benefit, adjustable rate borrowers accept greater uncertainty about the size of future monthly mortgage payments. Yet regardless of the type of loan, interest rates help determine the amount of money a prospective buyer can afford to borrow.

Loan amounts are extremely sensitive to changes in interest rates. The effect of interest rates on loan amounts is illustrated in **Table 30**. Higher interest rates decrease borrowing capability while lower interest rates expand borrowing capability. A one percent change in interest rates can increase or decrease loan amounts by as much as \$5,000 to \$23,000. The larger a household's maximum affordable payment the larger the effect of interest rate fluctuations. For example, a one percent increase in interest rates from 9 to 10 percent would decrease the loan amount available to a household with maximum affordable payment of \$800 by \$7,000 (from \$85,000 to \$78,000). The same one percent increase would decrease the loan amount available to a household with a maximum affordable payment of \$1,400 by \$11,000 (from \$148,000 to \$137,000).

Table 30 Effect of Interest Rates on Borrowing Capacity								
Maximum Affordable	5%	6%	7%	8%	9%	10%	11%	12%
	----- (\$ 0 0 0 ' s) -----							
\$800	120	109	100	92	85	78	73	68
\$1,000	153	139	125	114	106	98	91	86
\$1,200	185	168	150	137	127	118	110	103
\$1,400	217	197	175	160	148	137	128	120
\$1,600	250	227	207	189	174	161	149	139
Notes: Calculations are based on a 30 year mortgage. The maximum affordable payment is equal to 30% of monthly income and includes the cost of insurance and taxes.								

Source: Wells Fargo Bank, 1989

During previous planning periods, homeownership in Lompoc was affordable for low- and moderate-income households (provided a sufficient down payment is available). In 1995, the median income for a four-person household in Santa Barbara County was \$49,500. The average 1994 prices for two, three, and four bedroom housing units were approximately \$118,000, \$135,000, and \$165,000, respectively. Since the late 1990s and 2000, housing starts have drastically declined leading to decrease in housing supply resulting in an increase in housing prices. In 2002, the median income for a four-person household in Santa Barbara County was \$56,800.²⁰ Average 2002 prices for two, three, and four bedroom housing units were approximately \$190,000, \$275,000, and \$307,000 respectively (see **Table 26**). The average price for a two bedroom home in Lompoc was affordable for a household earning less than 94.8 percent of the Santa Barbara County median household income (see **Table 31**). The average price for a three or four bedroom home in 2002 was affordable for a four-person household earning less than 138 percent and 152 percent of the County median income, respectively.

Table 31
Homeownership Affordability
For Median Income Four-Person Household in 2002

Home Price	Down-payment ¹	Loan Amount ²	Total Monthly Cost ³	Gross Monthly Income ⁴	Percent of Median Income ⁵
\$135,000	\$13,500	\$121,500	\$970	\$3,233	68.3
\$150,000	\$15,000	\$135,000	\$1,073	\$3,577	75.6
\$190,000	\$19,000	\$171,000	\$1,346	\$4,487	94.8
\$220,000	\$22,000	\$198,000	\$1,550	\$5,167	109.2
\$250,000	\$25,000	\$225,000	\$1,755	\$5,850	123.6
\$280,000	\$28,000	\$252,000	\$1,960	\$6,533	138.0
\$310,000	\$31,000	\$279,000	\$2,164	\$7,213	152.4
\$350,000	\$35,000	\$315,000	\$2,438	\$8,127	171.7
1	Down payment = 10% of home price.				
2	Loan amount = 90% of home price.				
3	Total monthly cost is rounded to the nearest dollar and includes the monthly loan payment (30 year fixed loan at 7% interest rate for 2002), property taxes (1%), and homeowner's insurance (estimated \$600.00 per year or \$50.00 per month).				
4	Gross monthly income = total monthly cost divided by .30 and rounded to the nearest dollar.				
5	2002 median household income provided by HCD for Santa Barbara County was \$56,800. Lompoc's median household income was 80.5% of the County's according to the 2000 Census.				

3.2.8 Rental Affordability

Rental housing affordability is primarily a function of market prices, gross household income, and household size. Rental prices are discussed above (see **Table 28**). As mentioned previously, the accepted income-to-housing ratio for rental housing affordability is 30 percent. Although affordability assessments do not always include a utility allowance, it is more realistic to do so because the cost of utility expenses can make up a significant proportion of monthly rental housing cost.

Table 32
Income Needed To Rent Market Rate Housing

	Rent Level	Utility Allowance	Gross Rent	Affordability Standard	Monthly Income Needed
1 Bdrm Apt	\$360	\$75	\$435	30%	\$1,450
2 Bdrm Apt	\$450	\$80	\$530	30%	\$1,767
3 Bdrm Apt	\$500	\$85	\$585	30%	\$1,950
3 Bdrm House	\$1,250	\$130	\$1,380	30%	\$4,600
4 Bdrm House	\$1,350	\$130	\$1,480	30%	\$4,933

The affordability of a housing unit can be determined by the gross monthly income needed relative to the proportion of the countywide median income. **Table 32** provides gross monthly incomes needed for rental housing at 2002 market rates (\$360 - \$1,350)

in Lompoc given utility costs within the City. For example, a two bedroom apartment with a gross rent of \$530 per month would require a minimum monthly income of \$1,767 to be affordable. **Table 33** shows rental housing affordability in terms of needed monthly incomes relative to countywide median income levels for different household sizes. Thus, the two bedroom apartment which requires a monthly income of \$1,767 would be affordable to a low-income one-person household (earning 53% of median income) or a very low-income three-person household (earning 41% of median income).

Table 33
Rental Affordability For Median Income Household

Monthly Income Needed	----- Proportion of Median Income -----				
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household
\$1,450	44%	38%	34%	31%	28%
\$1,767	53%	47%	41%	37%	35%
\$1,950	59%	51%	46%	41%	38%
\$4,600	139%	121%	108%	97%	90%
\$4,933	149%	130%	116%	104%	96%
Note: This table uses 2002 HCD median income limits for Santa Barbara County. Lompoc's median household income was 80.5% of the County's according to the 2000 Census.					

3.2.9 Assisted Housing

Housing element law requires that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units including units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market-rate housing within the five-year planning period of the housing element and the subsequent five-year period following the planning period. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

3.2.9.1 Inventory of Assisted Housing

The inventory of assisted units includes a review of all multi-family rental units under federal, state and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fees (inclusionary, density bonus, or direct assistance programs). The inventory also covers all units that are eligible for change to non-low-income housing units because of termination of subsidy contract, mortgage prepayment, or expiring use restrictions.

The California Housing Partnership Corporation provides an inventory of federally subsidized rental units at risk of conversion. The 2001 update, which identifies units at risk through the year 2020, identified one assisted housing development within the City in which affordability controls are due to expire during the five-year planning period of

this Housing Element. This affordability control currently applies to a total of 31 units in the Rainbow Plaza development. Rainbow Plaza is located at 220 West Pine Avenue and contains a total of 31 assisted units (27 one bedroom and 4 two bedroom units). This project is funded by HUD and is managed by a property management company. These units were required to be set-aside for occupancy by low-income individuals who are handicapped, disabled, or elderly (age 62 or older). Federal Preference Guidelines allow persons about to lose their homes or those living in substandard housing, who meet the other qualifying criteria, to have preference on the waiting list. Although the original Section 8 contract expired in 2001, the contract was renewed in that same year for a one year period. In 2002, the contract expired but was subsequently renewed for a five year period. The contract will expire again in 2007 but the risk of conversion is low. Each contract is subject to annual review by Congress. Five years is the maximum renewal period allowed by Congress.

Additionally, Laurel Springs Apartments is an assisted housing development in which affordability controls are due to expire during the subsequent five-year period of the housing element planning period. Laurel Springs Apartments (88 two bedroom units and 6 three bedroom units) currently contain 19 assisted units. These units were required to be set aside for occupancy by low- and moderate-income households. These units are affordability restricted until 2010.

Table 34 shows a complete listing of all of the assisted multi-family rental housing complexes in the City of Lompoc and their funding status and dates the units are eligible to convert to market-rate housing.

3.2.9.2 Conservation of Assisted Housing

The cost of conserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Conservation of assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

A search of similar multi-family properties for sale in the City of Lompoc revealed acquisition costs per unit of approximately \$82,000.²¹ At this price, acquisition costs of the 31 multi-family units at Rainbow Plaza and the 19 multi-family units at Laurel Springs Apartments would be approximately \$2.5 and \$1.5 million, respectively, excluding closing costs and property repair costs that may be necessary. The estimated minimum cost to construct similar new units (one, two, and three bedroom units) would be approximately \$180,000 per dwelling unit, without profit, depending on land and improvement costs, and permit and impact fees.²¹ At this cost per unit, the total cost to replace 31 units and 19 units would be \$5.6 and \$3.4 million, respectively, if a non-profit housing provider was to develop the project.

Table 34
Assisted Affordable Units in the City of Lompoc

Project Name	Address	Property Owner	Total Units	Total Assisted Units	Type	Affordability Restriction Expiration Date	Type of Assistance/ Program
Assisted affordable units eligible to convert between 2003 and 2013							
Rainbow Plaza	220 W. Pine Street	Rainbow Plaza Inc.	31	31 Low	Elderly/ Handicapped	2007	Direct Loan - 40 Years, Deed Restriction
Laurel Springs Apartments	812 W. Laurel Avenue	Laurel Springs Associates	19*	9 Low* 10 Moderate*	Family	2010	Multi-Family Housing Revenue Bond
* These numbers were derived from City of Lompoc, 1997 Housing Element, Table 27, page 42.							
Assisted affordable units not eligible to convert between 2003 and 2013							
Parkside Apartments	240 W. Pine Avenue	682 Associates	48	18 Very Low/Low	Elderly	2016	Rental Housing Construction Program
Casa Serena	130 S. Fifth Street	Casa Serena Associates	48	24 Very Low 24 Low	Elderly/ Disabled	2050	Tax Credit Redevelopment
Janaki Apartments	536 N. U Street	Rajan Ryyar	11	14 Very Low	Family	2055	Tax Credit
Kailani Village	200 - 310 W. North Street	Kailani Village Ltd.	188	177 Very Low 11 Low	Family	2056	Tax Credit
West Creek Villa	222 N. T Street	Lompoc Village 88	88	88 Very Low	Family	2056	Tax Credit
Arbor Square (Valli-Hi)	800 N. G Street	Pacific American Properties Inc.	125	10 Very Low 115 Low	Family	2031	Tax Credit

T & College	521-537 N. T Street	Lompoc Housing Assistance Corporation (LHAC) ¹	35	35 Very Low	Family	2031	City/State HOME State CHFA
Jay Apartments	501-513 N. S Street 508 N. T Street	LHAC	26	26 Very Low	Family	2032	CDBG State CHFA
Courtyard	733 N. E Street	LHAC	18	18 Very Low	Family	2037	Redevelopment
Portabello	305-309 N. K Street	LHAC	12	12 Very Low	Family	2030	State CHFA
Southern Court	709-713 N. E Street	LHAC	12	12 Very Low	Family	2031	City HOME CHFA
Casa Con Tres	434-438 N. L Street	LHAC	12	12 Very Low	Family	2058	City HOME CHFA
Voelker	500-504 N. T Street	LHAC	8	8 Very Low	Family	2032	CDBG
North B Street	503, 507, 507 1/2 N. B Street	LHAC	3	3 Very Low/Low/ Moderate	Family	2029	CDBG
Courtyard South	717-721 N. E Street	LHAC	6	6 Very Low	Family	2029	CDBG City/State HOME
K Street	328-330 N. K Street	LHAC	2	2 Very Low	Family	2031	State CHFA
Chestnut Apartments	401-405 W. Chestnut Avenue	LHAC	3	3 Very Low	Family	2030	Direct Loan Redevelopment Funds
K Street Cottages	120 & 120 1/2 S. K Street	LHAC	2	2 Very Low	Family	2029	Direct Loan Redevelopment Funds
L Street Triplex	115 S. L Street	Frank Signorelli	3	1 Very Low 2 Low	Family	2032	Inclusionary Housing Program; Recorded Covenant

¹ Lompoc Housing Assistance Corporation (LHAC) is a certified Community Housing Development Corporation (CHDO).

3.2.9.3 Preservation of Assisted Housing

Housing element law also requires that localities identify local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects resulting in the preservation of at-risk units.

Preserving at-risk units can be accomplished through purchase or management of the project by a nonprofit organization. This preservation method would eliminate the costs associated with new construction of comparable housing and would eliminate displacement of households while the units are constructed.

The City currently works with one nonprofit community-based service organization to provide affordable housing in Lompoc. This organization is the Lompoc Housing Assistance Corporation (LHAC). LHAC is a certified Community Housing Development Organization (CHDO). LHAC is in the process of becoming a Community Based Development Organization (CBDO). The City has approved funding for LHAC to acquire and rehabilitate a total of 189 dwelling units primarily for very low- and low-income families but also for moderate-income families. LHAC will manage the units following rehabilitation and occupancy of the dwelling units. LHAC owns a total of 227 units affordable to very low-, low-, and moderate-income families in addition to the Mark's House transitional housing.

The City has not directly participated in the acquisition of at-risk units to date, but this should be considered in light of LHAC's status as a certified CHDO.

Additionally, the City works with Habitat for Humanity and the Santa Barbara County Housing Authority to provide affordable housing and these organizations could assist in the acquisition of at-risk units.

3.2.9.4 Financing and Subsidy Resources for Assisted Housing

As noted in the preceding paragraphs, two types of resources used in efforts to preserve affordable units at risk of conversion to market rate in the City of Lompoc are nonprofit organizations that can acquire and manage assisted units and City funding.

Community Development Block Grant (CDBG) funding, California Housing Finance Agency (CalHFA) and Redevelopment (RDA) set-aside funds, and Federal HOME funds are the primary sources of potential funding for preservation efforts. CDBG funds are used to provide community facilities, services, and residential acquisition and rehabilitation programs, as well as economic development programs in low- and moderate-income areas. CalHFA and Redevelopment set-aside funds and Federal HOME funds provide a variety of housing financing opportunities including residential acquisition and rehabilitation programs.

Since the year 2000 to present, the City of Lompoc appropriated \$5,314,400 in CDBG, CHFA and RDA set-aside funds, and HOME funds toward acquisition of affordable housing units. These funds assisted a total of 141 units that are currently or will be affordable to very low- and low-income families. These same financing and subsidy resources are available for the preservation of at-risk units.

As noted in Policy 1.14, the City will monitor previous and new commitments for very low-, low-, and moderate-income publicly assisted housing through quarterly reports published by the City's Community Development Department. These reports will be generated from a database that has been established for tracking assisted projects. As projects are identified as being "at-risk" the City will investigate available funding sources from programs such as CHFA, HOME, CDBG, and California Multifamily Housing Program, and HUD's Office of Multifamily Housing Assistance Restructuring program, and will work with property owners and nonprofit organizations to acquire these units.

4.0 HOUSING NEEDS

4.1 Existing Housing Needs

4.1.1 Reduction of Overcrowding

Household overcrowding currently affects approximately 15 percent of the households within the City. Nearly half (48 percent) of these households live in units with more than 1.5 persons per room (excluding bathrooms and kitchen). In past planning periods, a sufficient supply of vacant housing units existed to alleviate overcrowded conditions among smaller household sizes. However, an insufficient supply of housing units and insufficient income is available for these households to move to larger units. In addition, household size has begun to rise after a steep decrease between 1970 and 1980 which has compounded overcrowding conditions. This is most apparent among large households with five or more occupants. Job creation and assistance with down payments and security deposits are needed to promote homeownership and relieve overcrowding.

4.1.2 Housing Rehabilitation

More than 2000 housing units are currently in need of at least minor rehabilitation. Approximately 200 of these units require major rehabilitation with expenditures of more than \$10,000.

4.1.3 Housing Affordability

Citywide average per capita household income is currently approximately 67 percent of the average countywide figure. Consequently units considered affordable to certain income groups countywide are not affordable to Lompoc households. This is evident to many households in Lompoc who currently overpay for housing (i.e. spend in excess of

30 percent of household income on housing). Approximately 33 percent of all Lompoc households or one in every three households citywide overpays for housing. Additionally, 83 percent of the households which overpay are very low- and low-income households which can least afford to spend more than 30 percent of household income on housing. Mortgage refinancing (during periods of historically low interest rates) can help improve housing affordability for homeowners. However, new job creation, higher wage jobs, as well as a greater supply of lower cost housing are needed to improve housing affordability for renters and homeowners.

4.2 Special Needs Groups

Certain segments of the population have traditionally experienced a more difficult time finding decent, affordable housing due to special circumstances. In Lompoc, these “special needs” households include the elderly, the disabled persons, large family households of five or more persons, single-headed and female-headed households, farmworkers, and homeless persons.

4.2.1 Elderly

The special needs of many elderly households result from low fixed-incomes, physical disabilities, and dependence needs. Consequently, the elderly often have increased needs for housing which incorporates enhanced accessibility features (e.g. hand rails or no stairs), provides security, and requires minimal maintenance. Additionally, locating housing for the elderly near neighborhood shopping, medical services, churches, and senior recreation and service facilities will help meet the special needs of a portion of the elderly population. For the purposes of this Housing Element, “elderly” are defined as those persons 65 years of age and older.

The 2000 Census counted 3,856 elderly Lompoc residents which accounted for approximately 9.4 percent of the City’s total 2000 population. Approximately 94 percent (3,645) of the elderly population live in households and the remaining 6 percent (211) live in group quarters (e.g. elderly residential care facilities). The majority of the elderly population (67 percent or 2,435 individuals) living in households, live within family households (e.g. with a spouse or other relatives) which can provide a support system to assist with household chores or errands. The remaining nonfamily household population (1,210 individuals) is comprised primarily of females who live alone (812 individuals out of 1,210 or 67 percent). The majority of the elderly population (57 percent) are aged 65 to 74. The remaining 1,659 individuals are aged 75 or more. This older segment of the elderly population is more likely to be frail and require mobility friendly housing design.

Most elderly individuals in Lompoc own their residences. In fact, approximately 75 percent (1,858 of 2,467) of the housing units occupied by the elderly are owner occupied and 25 percent (609) are rented. In contrast, the homeownership rate is 52 percent for the community as a whole. However, due to fixed incomes the elderly sometimes have difficulty financing needed home repairs.

Lompoc's elderly population is adversely affected by disabilities and to a lesser extent by financial hardship. A significant portion of the elderly population experiences mobility difficulty or problems which adversely effect their self-sufficiency. According to the 2000 Census 1,697 elderly individuals or approximately 44 percent of the total elderly population reported one or more types of disabilities, including a self-care type of disability. One type of disability was reported for 847 (50 percent) elderly individuals who experienced a disability. The types of disabilities included sensory (23 percent), physical (49 percent), mental (1 percent), self-care (0.4 percent), and go-outside type of disability (12 percent). Moreover, two or more types of disabilities were reported for 850 (50 percent) elderly individuals. Of the elderly individuals reporting two or more disabilities, 38 percent reported self-care disabilities. These individuals need housing designed or modified to address their physical disabilities in order to protect their independence. In addition, the 2000 Census documented 253 elderly individuals earning annual incomes below the poverty level (\$7,990 for 1 person elderly households and \$10,075 for 2 person elderly households). This represents approximately 6 percent of the total elderly population. Although most elderly have incomes above the poverty level, many have low fixed-incomes. Consequently, housing affordability for the elderly becomes more tenuous when housing costs rise.

The City's elderly population has a range of housing options designed and structured to meet their needs. As of 2002, there were 99 publicly-assisted housing units for the elderly which receive federal housing funds located within the City. These units are distributed among three different complexes: Miller Plaza, Stanley Horn Homes, and Rainbow Plaza. Although no medical services are available within the complexes, the City provides on-demand transit service to all City residents.

Miller Plaza, located at 301 West Maple Avenue, contains 24 units. These one bedroom rental units were developed, and are owned and managed by the Santa Barbara County Housing Authority for low- and very low-income eligible individuals 62+ years of age.

Stanley Horn Homes is located at 640 North Q Street and provides 44 units (40 one bedroom and 4 two bedroom). The County Housing Authority developed this complex and now owns and operates it for eligible low- and very low-income residents 62+ years of age.

Rainbow Plaza is located at 220 West Pine Avenue and contains a total of 31 units (27 one bedroom and 4 two bedroom units). This project was funded by HUD and is managed by a property management company. The facility is intended to serve low-income individuals who are handicapped, disabled, or elderly (age 62 or older). Federal Preference Guidelines allow persons about to lose their homes or those living in substandard housing, who meet the other qualifying criteria, to have preference on the waiting list.

Additionally, there are four privately owned facilities which serve the housing needs of the elderly population in Lompoc: Parkside Gardens, Casa Serena, The Lodge of Lompoc (formerly Franciscan Manor), and Lompoc Convalescent Care Center. These

facilities provide a combined 96 units and 240 beds and offer a broad range of services for elderly residents.

Parkside Gardens is located at 240 West Pine Avenue. The 48 unit (38 one bedroom and 10 two bedroom) complex contains units for independent elderly residents. No medical services are provided.

Casa Serena is located at 130 South Fifth Street. The 48 unit (also comprised of 38 one bedroom and 10 two bedroom units) complex contains units for independent elderly residents. Likewise, no medical services are provided.

The Lodge of Lompoc is located at 1420 West North Avenue. The facility is privately owned and contains 65 bedrooms with 130 beds. It provides long term residential care services including room and board, some personal care assistance, monitoring of medication taking, and social opportunities. No medical services are provided.

Lompoc Convalescent Care Center, owned by the Lompoc Hospital District, is located at 216 North Third Street. The facility provides 57 bedrooms with 110 beds. Skilled nursing care is available on a 24-hour basis at the level prescribed by a resident's physician. In addition to medical nursing care, physical and occupational therapy may be provided. The facility is licensed by the State Department of Health.

Other services for the elderly in Lompoc include the Lompoc Valley Senior Community Center, Family Service Agency, and Lompoc Valley Haven – Senior Day Care. The Lompoc Valley Senior Community Center is a multi-purpose facility that provides recreation activities and supportive services for elderly persons in Lompoc. Meals are provided at the Center through a contract administered by the Community Action Commission of Santa Barbara County and Lompoc Hospital. Over 197 elderly persons received meals through the use of this program in 2001 to 2002. In addition, the City of Lompoc Parks and Recreation Department provides a number of social and recreation programs, classes, workshops, and special events for elderly persons at the Lompoc Valley Community Center. Seniors can participate in the nutrition program, exercise classes, dance classes, and yoga classes. Health care and legal services are available on a monthly basis.

The Family Service Agency's Lompoc Homemaker Program promotes the independence of persons who can remain living in their homes with assistance. Trained homemakers provide basic housekeeping tasks, grocery shopping and other errands, such as picking up medication prescriptions, respite and caregivers, and companionship/emotional support services and community referrals. This program served a total of 40 elderly persons in 2001 to 2002.

The Lompoc Valley Haven – Senior Day Care provides a unique place for dependent elderly persons who suffer from social isolation, Alzheimer's Disease, are memory impaired or physically limited to gather in a safe, supervised, and caring environment. Elderly persons at the Lompoc Valley Haven enjoy stimulating mental and physical

activities, hot, nutritious meals and snacks, and a chance to socialize. This program served 18 elderly persons in 2001 and 2002.

4.2.2 Disabled

Housing assistance need for the disabled is a function of the nature and severity of handicap, income or wealth, and family or other support services within the community. For purposes of this element, disability includes, but is not limited to, any physical or mental disability as defined in Section 12926 of the California Fair Employment and Housing Act. Mental disability is defined in Section 12926 of the California Fair Employment and Housing act as:

(1) Having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities, that limits a major life activity. For purposes of this section:

(A) "Limits" shall be determined without regard to mitigating measures, such as medications, assistive devices, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.

(B) A mental or psychological disorder or condition limits a major life activity if it makes the achievement of the major life activity difficult.

(C) "Major life activities" shall be broadly construed and shall include physical, mental, and social activities and working.

(2) Any other mental or psychological disorder or condition not described in paragraph (a) that requires special education or related services.

(3) Having a record or history of a mental or psychological disorder or condition described in paragraph (1) or (2), which is known to the employer or other entity covered by this part.

(4) Being regarded or treated by the employer or other entity covered by this part as having, or having had, any mental condition that makes achievement of a major life activity difficult.

(5) Being regarded or treated by the employer or other entity covered by this part as having, or having had, a mental or psychological disorder or condition that has no present disabling effect, but that may become a mental disability as described in paragraph (1) or (2).

Physical disability is defined in Section 12926 of the California Fair Employment and Housing act as:

(1) Having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that does both of the following:

(A) Affects one or more of the following body systems: neurological, immunological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine.

(B) Limits a major life activity. For purposes of this section:

(i) "Limits" shall be determined without regard to mitigating measures such as medications, assistive devices, prosthetics, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.

(ii) A physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss limits a major life activity if it makes the achievement of the major life activity difficult.

(iii) "Major life activities" shall be broadly construed and includes physical, mental, and social activities and working.

(2) Any other health impairment not described in paragraph (1) that requires special education or related services.

(3) Having a record or history of a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment described in paragraph (1) or (2), which is known to the employer or other entity covered by this part.

(4) Being regarded or treated by the employer or other entity covered by this part as having, or having had, any physical condition that makes achievement of a major life activity difficult.

(5) Being regarded or treated by the employer or other entity covered by this part as having, or having had, a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment that has no present disabling effect but may become a physical disability as described in paragraph (1) or (2).

Many disabled individuals have no housing assistance need since they are able to support themselves and utilize existing market rate housing. Other disabled individuals receive continuing care from family or friends, though many of these people would seek living situations outside the family home if any were available, while still others have their needs met by housing assistance not specifically designed for the disabled. Yet for some, physical handicaps can hinder access to housing units of normal design as well as limit the ability to earn adequate income. Thus, two major housing needs of the disabled are access and affordability.

The disabled population in Lompoc includes physically disabled, blind, deaf, developmentally disabled, mentally ill, and medically disabled persons, where the disabling condition is expected to be of "long duration." The Social Security Administration provides Supplemental Security Income (SSI) to very low-income individuals who are aged (65 or older), blind, or disabled. According to the Social Security Administration, there were 1,427 SSI recipients as of May 2003, who were blind or disabled living within Lompoc (zip codes 93436 and 93438).²² This population is expected to increase by two to three percent annually according to Social Security officials. The Social Security Administration also provides disability benefits to aged disabled persons (disabled persons over 65 years of age). The total number of aged-disabled persons residing in Lompoc receiving Social Security benefits as of May 2003 was approximately 198. Thus, the combined total of disabled individuals receiving Social Security assistance is approximately 1,625.

Comprehensive information is not available regarding the number of persons with disabilities living independently and not requiring supportive services within the City. The 2000 Census contained data on civilian noninstitutionalized persons who are 5 years of age and older who have physical disabilities see **Table 35**). The Census identified 7,247 such persons or approximately 21 percent of said 2000 population. This equates to approximately 17 percent of the City's total 2000 population. According to the Census, 3,337 persons have disabilities that restrict them from working, representing 15 percent of the City's noninstitutionalized population aged 16 to 64. Persons whose mobility was restricted solely due to limitations and/or the ability to care for themselves represent 10 percent of the City's noninstitutionalized population aged five and older. Approximately 23 percent of the disabled population was elderly.

Table 35								
Disability Status of the Civilian Noninstitutionalized Population								
Age	Population				Employed Population			
	With Disability		Without Disability		With Disability		Without Disability	
5-15	7,867							
	365		7,502					
16-20	2,844				657			
	414		2,430		183		474	
21-64	19,839				13,832			
	4,771		15,068		2,589		11,243	
65-74	2,145							
	856		1,289					
75+	1,639							
	841		798					
Total	34,334				14,489			
	7,247	21%	27,087	79%	2,772	19%	11,717	81%

Source: U.S. Census Bureau, Census 2000

In 2002 there were two housing developments in Lompoc which were developed to help disabled persons live independently: La Paloma and Rainbow Plaza. La Paloma is a project of the Lompoc Option Vocational and Resource Center (LOVARC), providing six bed-spaces in a six bedroom home as a training facility for independent living for developmentally-disabled persons. "Graduates" of the program often move to, the second Lompoc housing development for disabled persons, Rainbow Plaza. Rainbow Plaza is a 31-unit apartment project, funded under Section 202 of the National Housing Act. Rainbow Plaza is a "normalization" facility, providing independent living apartments, with project-based rental assistance, for elderly, physically disabled, mentally ill, and developmentally-disabled households. In addition to La Paloma and Rainbow Plaza, Miller Plaza, Stanley Horn Homes, and Casa Serena (mentioned above) provide housing for income eligible disabled individuals.

Housing opportunities for the disabled can be maximized through housing assistance programs, single-level units, ground floor units, and units which incorporate design features such as widened doorways, access ramps, and lowered countertops.

4.2.3 Large Households

For the purposes of the Housing Element, large households are defined as households that contain five or more persons. 2000 Census data indicate that 17 percent (2,161 of 13,059) of all Lompoc households were large households. Within the City, 1,178 households contain five people, 513 households contain six persons, and 470 households have seven or more residents. The median household size in Lompoc is 2.83 owner occupied and 2.94 renter occupied, an average household size of 2.88 persons.

Table 36 shows that there are 1,197 large households occupying rental units. This number represents 18.9 percent of all renter households. There are 964 large households occupying owner occupied units. This number represents 14.3 percent of all owner occupied households.

Table 36			
City of Lompoc Large Households By Tenure			
Number of Persons in Household	Owner Occupied	Renter Occupied	Total
Five	545	633	1,178
Six	225	288	513
Seven or More	194	276	470
Total	964	1,197	2,161

Source: U.S. Census Bureau, Census 2000

Among the City's 13,625 housing units identified in the 2000 Census, 710 reportedly have eight or more rooms. Bathrooms and kitchens do not qualify as sleeping quarters yet are considered rooms, therefore the actual number of bedrooms may be as low as five. Because of their size, a large family household may experience a greater incidence of overcrowding. Overcrowded households are usually a reflection of the lack of affordable housing. Most apartments, mobilehomes, and single family attached units cannot adequately house five or more people, therefore renting a large home may be the only alternative when owning a home is not financially possible. **Table 37** shows that there are 1,552 renter occupied units with three or more bedrooms compared to 5,184 owner occupied units. These numbers represent 24 percent and 77 percent of renter occupied and owner occupied housing units, respectively, living in units with three or more bedrooms. This means that 76 percent of renter occupied households live in housing units with one or two bedrooms compared to 23 percent of owner occupied households. Households who cannot afford suitably sized housing units are often compelled to live in housing that is too small for their needs.

Table 37			
City of Lompoc Number of Bedrooms in Housing Unit By Tenure			
Number of Bedrooms in Housing Unit	Owner Occupied	Renter Occupied	Total
Three	3,485	1,296	4,781
Four	1,614	232	1,846
Five or More	85	24	109
Total	5,184	1,552	6,736

Source: U.S. Census Bureau, Census 2000

4.2.4 Single-Headed and Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. The 2000 Census indicates that there are 2,650 single-headed households in the City of Lompoc. Female-headed households in Lompoc accounted for approximately 73 percent of all single-headed households, or 1,928 households, and 14.8 percent of all households in 2000. Approximately 67 percent of the 2000 female-headed households (1,301 of 1,928) included one or more children under the age of 18. According to the 2000 Census, the number of children under 18 years living within female-headed households totaled 2,521, representing 20 percent of children under 18 years of age.

Female single-parents normally do not enter the labor force when children are small and later seek employment when children are older. According to the 1990 Census, the majority of single mothers (approximately 60 percent) in Lompoc with children aged under 6 years were counted as not in the labor force. In contrast, 68 percent of Lompoc mothers with children aged 6 to 17 years were in the labor force. This trend reversed according to the 2000 Census which showed that only 33 percent of single mothers in Lompoc with children aged under 6 years were counted as not in the labor force. The majority of single mothers (approximately 67 percent) with children aged under 6 years were counted as being in the labor force. Moreover, 73 percent of Lompoc mothers with children aged 6 to 17 years were in the labor force.

Female-headed single-parent households tend to have low incomes. Mothers with small children who choose to stay at home forgo income from working outside the home and may rely on public assistance or child support to support their family. Mothers who do work outside the home often incur high childcare costs while their children are young. The financial difficulty encountered by female single parents is evidenced by the high incidence of poverty among children within female-headed households in Lompoc. According to the 2000 Census, children in Lompoc living within female-headed households accounted for 34 percent of all Lompoc children (under 18 years of age) who were living below the annual poverty threshold.²³ This is particularly significant given that children (under 18 years of age) living in female-headed households make up only 20 percent of all children living in Lompoc (2,521 of 12,310).

Obtaining suitable housing can be difficult for female single-parents. Expenses for childcare, low household income, and large spatial requirements limit the range of available housing choice. Consequently, many of these households may have to settle for smaller housing units and endure overcrowded conditions. In addition, the location of housing for this need group should be near recreational facilities, shopping, and schools, to ease the problem of transportation and after-school supervision.

4.2.5 Farmworkers

Farmworkers have a difficult time finding and affording housing due to a combination of limited English language skills, traditionally larger family size, low household incomes, and a consequent inability to obtain housing loans. Reliable data on the size of the farmworker population and its housing needs is difficult to obtain for the agricultural area immediately surrounding Lompoc.

According to the Migrant and Seasonal Farm Worker Enumeration Profiles Final Study for California dated September, 2000, Santa Barbara County ranks ninth in the state for persons permanently and seasonally employed in agriculture. The study indicates that in Santa Barbara County there are an estimated 24,461 migrant and seasonal farmworkers. Of this number, 11,326 are migrant farmworkers and 13,136 are seasonal farmworkers. The study further estimates there are 4,162 non-farmworkers in migrant households and 14,906 non-farmworkers in seasonal households, for a total figure of 43,529 migrant and seasonal farmworkers and their families in Santa Barbara County.

The Bureau of Census reported in 2000 that agriculture workers represent approximately six percent (6.2%) of the total employed persons aged 16 years and over in Santa Barbara County (180,716 workers in Santa Barbara County; 11,189 workers in agriculture). Further, the Census reported in 2000 that 776 workers in agriculture resided in the City of Lompoc, approximately seven percent of the total number of agriculture workers in the County. The number of farmworkers has decreased over the last ten years since the 1990 Census which reported 942 farmworkers. However, the proportion of farmworkers to the total number of persons employed who reside in the City of Lompoc has increased by one percent since 1990.

Migrant farmworkers often experience the most difficulty securing affordable housing because of the absence of income when work is not available. Most of the farmworkers who reside in Lompoc are non-migrant due to the Lompoc Valley's long growing seasons which produce steady annual crop production activity.

Special housing needs for this population include: security deposit or down payment assistance, legal advice, flexible occupancy agreements, and group quarter living arrangements.

The City of Lompoc's existing Zoning Ordinance allows for various residential dwelling types in both residential and commercial zones that can accommodate migrant and seasonal farmworkers. Thus, farmworker households are typically able to find housing

within the affordable housing stock or other forms of living arrangements allowed by right or conditionally through a use permit.

The R-A (Residential Agricultural) zone is established for use in areas particularly suited for light agricultural activities. Permitted uses include *"crops, field, tree, bush, berry and row, including nursery stock, the growing of."* *"Agricultural workers' living quarters for persons employed and deriving the major portion of their income from employment on the premises"* is a use permitted subject to obtaining a use permit (of which there are a total of 22 conditionally listed uses in the R-A zone).

The R-3 (High Density) zone allows multiple family uses at a density range between 14.5 and 21.8 dwelling units per acre. Multiple family use means a building designed or used for occupancy by three or more families, living independently of each other. Other permitted uses include apartments, duplexes, triplexes, and group dwellings.

The C-2 (Central Business District) zone allows hotels and motels. A hotel, as defined in the City's Zoning Ordinance, means *"any building or portion thereof used, arranged, or designed so as to provide six or more rooms or suites of rooms without kitchens, for rent or hire."* Hotel includes *"motor hotel and motel."* Lompoc has a higher number of hotels and motels located within the City compared to other cities of similar size because of the build-up of business employment and tourism associated with the activities at Vandenberg Air Force Base (VAFB) from the late-1970's to the mid-1980's. As noted in the section on population characteristics, the 1986 Space Shuttle Challenger Disaster caused a decrease in employment at VAFB. The need to house contract employees decreased and tourism associated with VAFB decreased resulting in high vacancy rates in existing hotels and motels.

In summary, farmworker households in Lompoc can be served through housing provided on agriculturally zoned land, the City's affordable housing, existing affordable housing projects, and existing motels and hotels.

4.2.6 Homeless

The size of the Lompoc homeless population is difficult to identify. This segment of the population becomes homeless for a wide variety of reasons and remains homeless for vastly differing lengths of time. One person may be homeless for just a few nights, while another may be homeless for years at a time. Some homeless are ashamed of their condition and strive to remain unseen and undetected. In addition, the homeless are an extremely transient population. Their presence is influenced by such factors as the availability of homeless services, very low-income housing, local job opportunities, and climate.

In June of 1990, the County of Santa Barbara, in conjunction with the City of Lompoc and other cities in the County completed the *Comprehensive Homeless Assistance Plan (CHAP)* for Santa Barbara County.²⁴ This CHAP has been the most comprehensive study of the homeless within Santa Barbara County. The CHAP defines a "homeless

individual" as one who lacks a regular, legal, nighttime residence; is in a supervised, temporary shelter (congregate shelter or welfare hotel); temporarily in the residence of another individual; or a place not designated for or ordinarily used for housing (e.g. a car, hallway, bus station, lobby, street, campground, or park). For the purposes of this Housing Element, individuals without permanent shelter (as described above), except those living temporarily in the residence of another individual, are considered homeless.

Homelessness is the result of many economic and personal factors. Factors contributing to homelessness cited by the CHAP include: the scarcity of lower-income housing, job loss, long term unemployment, underemployment, no health insurance coverage, prolonged illness, long term disability, divorce, family violence, substance abuse, mental illness, lack of awareness of entitlement program benefits, and the refusal or cessation of benefits. Different economic and personal crises often exacerbate one another and can result in homelessness. Housing overpayment is an economic constraint that is compounded when housing prices escalate and wages decrease, resulting in evictions and removals. A serious accident or illness can drain a savings account and can keep an employed individual out of work, thus starting a homelessness cycle.

The CHAP estimated that there were approximately 4,000 homeless in Santa Barbara County in 1990. Yet, the CHAP did not provide an estimate for the homeless population within the City of Lompoc. The homeless population within Santa Barbara County, according to the CHAP, was young, predominantly Anglo, with an increasing Latino representation. Families represented 30 percent of the homeless population, 20 percent were working poor, 30 percent were mentally ill, and 30-50 percent had a substance abuse problem.

More recent data on homelessness in California comes from the 1999 *Statewide Housing Plan*, prepared by the Department of Housing and Community Development (HCD). HCD estimates that on any given day there are 5,400 homeless in Santa Barbara County, an increase of 35 percent (1,400 people) since 1990. According to HCD's data, approximately 58 percent of homeless in Santa Barbara County are single adults, while 42 percent are families.

Estimates of homeless persons in the City of Lompoc are derived from the 2000 Census. According to the 2000 Census, 178 persons in the City of Lompoc were described as "either not having a usual home elsewhere," "people without conventional housing," or "other noninstitutional group quarters." Of the 178 persons, two persons lived in homes or halfway houses for drug/alcohol abuse and 13 persons lived in "other group homes" which include communes, foster care homes, and maternity homes for unwed mothers. The remaining 163 persons either lived in "other nonhousehold living situations" or "other noninstitutional group quarters." "Other nonhousehold living situations" includes people with "no usual home elsewhere enumerated at locations such as YMCA's, YWCA's, and hostels." According to the Census, the number of persons living in the City of Lompoc in this situation totals 59. The remaining 104

persons identified by the Census lived in "other noninstitutional group quarters." "Other noninstitutional group quarters" include the following:

- *Emergency and transitional shelters (with sleeping facilities)* includes people without conventional housing who stayed overnight on March 27, 2000, in permanent and emergency housing, missions, Salvation Army shelters, transitional shelters, hotels and motels used to shelter people without conventional housing, and similar places known to have people without conventional housing staying overnight. Also included are shelters that operate on a first come, first-serve basis where people must leave in the morning and have no guaranteed bed for the next night OR where people know that they have a bed for a specified period of time (even if they leave the building every day). Shelters also include facilities that provide temporary shelter during extremely cold weather (such as churches). If shown, this category also includes shelters for children who are runaways, neglected, or without conventional housing.
- *Shelters for abused women (shelters against domestic violence or family crisis centers)* includes community-based homes or shelters that provide domiciliary care for women who have sought shelter from family violence and who may have been physically abused.
- *Regularly scheduled mobile food vans* includes mobile food vans which are regularly scheduled to visit designated street locations for the primary purpose of providing food to people without conventional housing.
- *Soup kitchens* includes soup kitchens, food lines, and programs distributing prepared breakfasts, lunches, or dinners on March 28, 2000. These programs may be organized as food service lines, bag or box lunches, or tables where people are seated, then served by program personnel. These programs may or may not have a place for clients to sit and eat the meal.
- *Targeted nonsheltered outdoor locations* includes geographically identifiable outdoor locations open to the elements where there is evidence that people who do not usually receive services at soup kitchens, shelters, and mobile food vans lived on March 29, 2000, without paying to stay there.

Additional estimates of the Lompoc homeless population have been collected by members of the Homeless Coalition who indicate there are an estimated annual average of 50 persons in the City of Lompoc identified as homeless.

In 1998, the Marks House Transitional Shelter opened its doors in the City of Lompoc for homeless families with children. This facility provides shelter for five to six family households for a maximum length of stay of 90 days. The City of Lompoc provided a deferred loan of HOME funds to cover a portion of property acquisition costs and a low interest loan of Community Development Block Grant (CDBG) Program income funds

for rehabilitation of the shelter. The Marks House has just completed its fourth year of operation in 2002 during which time approximately 154 homeless were assisted. The City continues to support the ongoing operation of the Marks House through CDBG and City Human Service Funds.

Domestic Violence Solutions (formerly Shelter Services for Women, Inc.) operates a publicly-assisted shelter which directly provides housing for twelve homeless women and children. In 2001, the Lompoc Shelter provided emergency safe housing for 185 unduplicated women and their children.

The City also supported the efforts of the Lompoc Housing Assistance Corporation to acquire a 10.9-acre parcel on the outskirts of the City in Santa Barbara County for rehabilitation and expansion of an existing transitional facility. The project, called the Bridgehouse Homeless Shelter and Transitional Facility (formerly The Farmhouse), involves substantial rehabilitation of a large commercial building, a former 16-bed transitional facility, and several dilapidated greenhouses. The project when completed will feature a 40-bed year round shelter for single adult males, a 20-bed long-term transitional shelter for women and children, and a vocational training component for residents. The 20-bed facility opened December 1, 2002 and currently houses 20 men, women, and children.

The Courtyard South Apartments play an important role in housing homeless. In 1999-2000, the City of Lompoc provided funding to the Lompoc Housing Assistance Corporation to acquire and rehabilitate the Courtyard South Apartments. Families residing at the Marks House can transition to permanent housing at Courtyard South Apartments. During 2001, one formerly homeless household of four persons moved into the apartment complex from the Marks House Transitional Housing Program.

Additionally, temporary housing in local motels is arranged to assist the homeless. The Lompoc Police Department, in cooperation with the Salvation Army, operates a fund to assist families and individuals with temporary housing and meals. Assistance is limited to two days housing or three days if the need occurs over the weekend. In 2002, the Lompoc Police Department assisted 124 persons with nightly lodging arrangements.

The Lompoc Homeless Shelter Program (LHS) provides emergency motel vouchers to homeless families and individuals in Lompoc. The vouchers provide up to three nights stay in local area motels. In 2001, the Lompoc Homeless Shelter assisted 187 unduplicated persons.

Catholic Charities also operates a program that provides vouchers for lodging in local motels, food, clothing and household goods to homeless families and individuals and to households at risk of becoming homeless.

Local churches occasionally open their doors to allow the homeless to sleep in their facilities.

Lastly, the Lompoc Homeless Shelter received City financial support toward the development and operation of a walk-in center (Hope Center) for the homeless in Lompoc. The HOPE Center was started with City Community Development Block Grant funding. The program provided through the HOPE center includes a safe drop-in location for homeless persons to receive services. The HOPE Center provides laundry services (machines on-site), a community clothes closet, U.S. mail center, a message center, and health care services provided by a County of Santa Barbara Public Health nurse twice a week. The center also provides a referral for emergency shelter and assistance in locating longer-term shelter. The HOPE Center assisted 402 unduplicated homeless persons in Lompoc during 2002. Out of the 402 persons assisted, 157 were homeless children. Out of the 157 children assisted, 111 of these children participated in the Center's After School Program that provided school tutoring by the County of Santa Barbara Education Office.

Although estimates vary considerably on the size of the Lompoc homeless population, the provision of additional temporary housing units appears necessary to alleviate existing need.

The City is currently working on updating the Zoning Ordinance. As noted in Measure 2, the City will amend the Zoning Ordinance to allow emergency shelters in low (R-1), medium (R-2), and high (R-3) density residential zones. During the process of updating and amending the Zoning Ordinance, the City will study allowing emergency housing in certain commercial zones.

4.3 Projected Housing Needs

In accordance with the Government Code (Section 65584), the Santa Barbara County Association of Governments (SBCAG) prepared the Regional Housing Needs Plan (RHNP) for the Santa Barbara County region in December 2002. The plan allocated projected regional household growth as assigned by HCD to jurisdictions and among income groups within the county. This process ensured equal participation by all jurisdictions in the region in meeting state affordable housing goals.

The City's regional fair share allocation within the 2002 RHNP is provided in **Table 38**. The allocation was derived from the most currently available demographic and housing information (in many cases 2000 Census information). The distribution of the allocation among the four income categories was adjusted to avoid impaction in the concentration of very low- and low-income residents in any one particular area of the county. Areas with higher than average concentrations of very low- and low-income residents were assigned more higher-income households. Conversely, areas with more higher upper income residents were assigned more very low- and low-income households. The housing allocation provides an estimate of the new construction need for Lompoc through June of 2008. Consequently, it forms the basis for the development of housing programs to help meet projected housing needs of all income groups. The RHNP set the City's allocation at 402 additional households (out of a total of 890 households) from

2001 through June of 2008.²⁵ The third column of **Table 38** also provides the planned distribution of these households by income group.

Table 38 Lompoc Household Need Projection By Income Group						
Income Group	2000		June of 2008		Change	
	Number	(%)	Number	(%)	Number	(%)
Very Low	3,766	29	3,980	29	214	24
Low	2,703	21	2,854	20	151	17
Moderate	2,459	19	2,668	19	209	24
Above Moderate	4,134	31	4,450	32	316	36
Total	13,062	100	13,952	100	890	101

Source: SBCAG, 2002 and 2003

Approximately 14 percent of the City's fair share allocation (128 units) was constructed from 2001 to May, 2003 (see **Table 39**). Most of these new units (53 percent) were above moderately priced single family dwellings. Nevertheless, the majority of the City's remaining housing need (58 percent) is in the moderate- and above moderate-income affordability categories. Approximately 42 percent of the City's remaining housing need is in the very low- and low-income affordability categories. **Table 39** on the following page shows the residential units produced in the City of Lompoc since 2001 by location and respective sales or rental prices, assessed value, or indication of subsidized project.

Table 39
Housing Unit Production 2001 – May 2003

Income Group Affordability ¹	Units Added 2001 – May 2003		Remaining Need 2001 – June of 2008	
Very low	41	32%	173	23%
222 W. North Avenue	35	Tax Credit Development - Very Low-Income		
222 N. T Street	2	Tax Credit Development - Very Low-Income		
518 W. Laurel Avenue	1	Habitat for Humanity – Direct Loan of Redevelopment Funds, Very Low-Income affordability commitment until 2047		
520 W. Laurel Avenue	1	Habitat for Humanity – Direct Loan of Redevelopment Funds, Very Low-Income affordability commitment until 2047		
115 S. L Street	1	Inclusionary Housing Program; Very Low-Income; Recorded Covenant until 2032		
1000 Blk E. Airport	1	Rental price \$550 ²		
Low	5	4%	146	19%
600 Blk. N. Third Street	1	Rental price \$700 ²		
600 Blk. N. Second Street	1	Rental price \$750 ³		
400 Blk S. H Street	1	Rental price \$700 ³		
115 S. L Street	2	Inclusionary Housing Program; Low-Income; Recorded Covenant until 2032		
Moderate	14	11%	195	26%
Signorelli Apartments – 14 unit apartment complex, 127, 135, and 139 S. B Street	14	2 Bedroom/2 Bath \$1,100/mo		
Above Moderate	68	53%	248	32%
La Purisima Highlands – LOM 472, 67 units of a 121 unit single family residential subdivision, southwest corner of State Highway 1 and Purisima Road	67	Sales price range \$350,000 - \$520,000		
908 Clemens Way	1	Assessed value \$341,273 ⁴		
Total	128	100%	762	100%

¹ This table uses the HCD median income limits for Santa Barbara County.

² Rent established from personal phone call to property owner.

³ Rent established from survey of similar units in the area.

⁴ Assessed value obtained from the Santa Barbara County 2003-2004 Assessor Secured Roll Books 81-89.

Source: Fire Department, Building Division, 2003

5.0 RESIDENTIAL LAND RESOURCES

5.1 Estimated Dwelling Unit Capacity

5.1.1 Vacant Residential Land

Currently, the City has approximately 153 gross acres of vacant developable residential land within its boundaries. This acreage is located throughout the City on 72 parcels. The supply of vacant residential land has a dwelling unit potential of between 923 and 1,102 units at existing densities and can accommodate 100 percent of the City's remaining 2001 to 2008 regional housing need allocation (see **Table 40**). A parcel by parcel list of vacant parcels is contained in **Table 41**.

Table 40
2003 Housing Unit Potential – Vacant Developable Residential Land

General Plan Land Use Designation	Zoning	Density (DU/Acre)	Vacant Net Acres	Dwelling Unit Potential ²⁶
VLDR	R-A	2.2	29.75	65
LDR	10-R-1	4	1.33	5
LDR	7-R-1	6.2	99.51	616
MDR	R-2	6.2 - 14.5	10.93	67 - 158
MDR	T	7	0	0
HDR	R-3	14.5 – 21.8	8.15	118 - 177
MU	C-2	14.5 – 21.8	1.24	17 – 27
	C-2	Varies		Varies
OTC	OTC	14.5 – 21.8	2.48	35 - 54
Totals			153.39	923 – 1,102

Note: The densities identified for the VLDR, LDR, and MDR (T) categories represent the maximum allowable densities in the respective areas. No minimum density is intended to apply to these categories. In the MDR (R-2) and HDR (R-3) categories, the range sets forth both a minimum and a maximum allowable density in order to ensure a sufficient land supply.

The inventory of vacant land by parcel size in the R-2 and R-3 zoning districts (**Table 41**) indicates there are 29 parcels in Lompoc - 24 are less than one acre in size, one is 1.36 acres, one is 1.81 acres, one is 1.85 acres, one is 3.32 acres, and one is 3.44 acres in size **Table 41**. An evaluation of the impact of parcel size on the development feasibility and capacity within the planning period revealed that parcels currently zoned for medium and higher densities are of a sufficient size as not to result in a significant constraint to the development of affordable housing. Oftentimes, larger parcels require lengthy environmental review and permit processing procedures that result in high costs and time delay. Larger parcels typically require many acres of the property to be encumbered by streets, parks and open spaces, and drainage basins. On the other hand, smaller parcels are generally infill projects that can qualify as an exemption under the California Environmental Quality Act and therefore exempt from environmental review and also exempt from discretionary permit procedures. Smaller parcels generally

have street frontages and access and improvements such as water, sewer, drainage, and electric. Generally, smaller parcels do not require areas for parks or open space. Therefore, smaller lots are generally less constrained and the entire lot area can be utilized toward placement of multiple units.

The calculation of the dwelling unit potential on vacant land within each zone district that allows residential uses (R-A, 10-R-1, 7-R-1, R-2, R-3, MU, and OTC) was based on either the minimum parcel size or minimum land area required for each dwelling unit in each of the respective zoning districts, the actual number of units in an approved or pending project, or on an evaluation of existing conditions of similarly developed properties. Each parcel was evaluated individually and in most cases, all three methods were utilized to confirm the results of the calculations that were obtained using only one of the methods. A search of the City's land use database revealed that residential development in Lompoc typically occurs at a density of 12.2 dwelling units per acre in the R-2 district and 19.7 dwelling units per acre in the R-3 district. Residential development in the MU district generally occurred at a density of 10 dwelling units per acre but these residential uses/mixed uses were established in the 1920's to the 1950's, some as early as 1890. If residential and mixed use developments were to occur today in the MU district, the residential use has the potential to develop at a density of approximately 21 dwelling units per acre.

Additionally, the calculation of the dwelling unit potential in the OTC zoning district was based on an actual analysis of a commercial project under construction. The project was hypothetically revised to include residential units. An analysis of the hypothetical project is given in Section 5.1.2, Underdeveloped Residential Land. Coincidentally, the dwelling unit potential on property zoned OTC was equivalent to the minimum land area requirement per dwelling unit in the R-3 zoning district (2,000 square feet of land area per unit).

As shown in **Table 41**, the City of Lompoc has ten vacant parcels zoned R-2 totaling 10.93 acres that could potentially accommodate between 67 and 158 new residential units and 19 vacant parcels zoned R-3 totaling 8.15 acres that could potentially accommodate between 118 and 177 new residential units. Additionally, the City has five vacant parcels zoned MU totaling 1.24 acres that could potentially accommodate between 17 and 27 new residential units and 13 vacant parcel zoned OTC totaling 2.48 acres that could potentially accommodate between 35 and 54 new residential units.

TABLE 41
CITY OF LOMPOC ADEQUATE SITES INVENTORY

DWELLING UNITS	POTENTIAL DWELLING UNITS	APN	LAND USE	ZONE	PROJECT NAME	INCOME CATEGORY			
						VERY LOW	LOW	MODERATE	ABOVE MODERATE
UNDER CONSTRUCTION									
121		various	LDR	7-R-1	LA PURISIMA HIGHLANDS	2	2	2	54 REMAINING (OF 115)
TOTAL						2	2	2	54
APPROVED BY PLANNING COMMISSION									
39		85-110-27 3.44 ac	MDR (vacant)	R-2 PD	WALNUT SQUARE E. Walnut Avenue	2	2	2	33
35		87-132-01,-04 1.85/0.35 ac	HDR (vacant)	R-3 PD	LHAC East College Avenue	35			
4		91-022-17 0.24 ac	HDR	R-3 PD	LHAC 328-330 N K Street	4			
15		85-150-47 0.96 ac	HDR (vacant)	R-3 PD	LAS CASITAS S. Third Street	1		1	13
9		87-132-05 0.54 ac	HDR (vacant)	R-3	PEDEGO/PORTMAN 213 East College Avenue		9		
8		91-021-11,-16 0.20/0.20 ac	HDR (vacant)	R-3 PD	DONATE 310/314 N. L Street		8		
3		91-071-05 0.24 ac	HDR	R-3	LEWIS 121 N. N Street			3	
1		91-013-09 0.24 ac	HDR	R-3	322 N. M STREET		1		
2		89-232-06 0.24 ac	HDR	R-3	413 & 415 N. J STREET		2		
1		87-243-15 0.15 ac	MDR	R-3	401 N. F STREET		1		
3		89-191-11 0.16 ac	HDR	R-3	522 N. L STREET		3		
2		87-251-05 0.16 ac	MDR	R-3	423 N. E STREET		2		
1		87-243-23 0.14 ac	MDR	R-3	426 N. G STREET		1		
3		91-062-11 0.16 ac	HDR (vacant)	R-3	214 N. K STREET		3		
TOTAL						42	32	6	46

APPLICATION SUBMITTED/UNDER REVIEW

8		91-110-58 7.34 ac	HDR (existing 134 unit apts)	R-2	OCEANWOOD APTS 101-217 S. U Street			8	
85		93-111-18 28.51 ac	LDR (vacant)	7-R-1	BODGER W. Olive Avenue	3	3	3	76
150		93-070-63 39.44 ac	LDR (vacant)	7-R-1	SEABREEZE SOUTH Bailey Avenue	5	5	5	135
216		93-070-62 37.82 ac	LI/Park (vacant)	PM	SEABREEZE NORTH Bailey Avenue	Project requires zone change - count not included.			
TOTAL						8	8	16	211

VACANT PARCELS BY LAND USE/ZONE

ACRES	POTENTIAL DWELLING UNITS	APN	LAND USE	ZONE	PROJECT NAME	INCOME CATEGORY			
						VERY LOW	LOW	MODERATE	ABOVE MODERATE
29.75	65	83-60-17	VLDR	R-A	SE CORNER 1 & 246				
0.34	1	93-400-14	LDR	10-R-1	Avalon Street			1	
0.31	1	93-400-18	LDR	10-R-1	Avalon Street			1	
0.34	1	93-400-19	LDR	10-R-1	Avalon Street			1	
0.34	1	93-400-20	LDR	10-R-1	Avalon Street			1	
26.31	1	99-141-21	LDR	7-R-1	GREFCO	6	5	64	88
0.56	1	93-162-11	LDR	7-R-1	S. C Street				1
0.70	1	93-162-12	LDR	7-R-1	S. C Street				1
0.24	1	93-162-13	LDR	7-R-1	S. C Street				1
0.26	1	93-162-28	LDR	7-R-1	Cambridge				1
0.35	1	85-271-08	LDR	7-R-1	Olive				1
0.33	1	85-260-54	LDR	7-R-1	Hickory				1
0.19	1	85-260-55	LDR	7-R-1	Hickory				1
0.20	1	85-260-56	LDR	7-R-1	Hickory				1
0.26	1	85-260-51	LDR	7-R-1	S. Seventh Street				1
0.22	1	85-260-52	LDR	7-R-1	S. Seventh Street				1
0.22	1	85-260-53	LDR	7-R-1	S. Seventh Street				1
0.74	1	85-260-07	LDR	7-R-1	Cypress Avenue				1
0.21	1	85-272-24	LDR	7-R-1	Sixth Street				1
0.25	1	85-273-05	LDR	7-R-1	Valley View				1
0.21	1	85-470-09	LDR	7-R-1	Clemens Way				1
0.17	1	85-470-24	LDR	7-R-1	Clemens Way				1
0.14	1	87-183-13	LDR	7-R-1	Sixth Street				1

0.16	2	85-091-02	MDR	R-2	233 N. E Street		2		
0.16	2	85-101-12	MDR	R-2	204 N. C Street		2		
0.16	2	85-201-13	MDR	R-2	226 S. I Street		2		
0.22	3	89-143-08	MDR	R-2	W. College Avenue		3		
0.15	2	89-151-02	MDR	R-2	W. College Avenue		2		
0.15	2	89-151-03	MDR	R-2	W. College Avenue		2		
1.81	26	91-110-34	MDR	R-2	1212 W. Ocean Avenue	2	24		
3.32	48	91-110-35	MDR	R-2	1300 W. Ocean Avenue	3	45		
1.36	19	91-110-47	MDR	R-2	1038 W. Ocean Avenue	1	18		
0.32	6	85-141-11	HDR	R-3	S. C Street		6		
0.26	4	85-163-15	HDR	R-3	136 S. G Street		4		
0.22	4	85-171-08	HDR	R-3	134 S. F Street		4		
0.28	6	85-203-01	HDR	R-3	220 E. Cypress Avenue		6		
0.16	3	87-122-18	HDR	R-3	1120 E. Airport Avenue		3		
0.40	8	87-251-01	HDR	R-3	302 E. Maple Avenue		8		
0.32	6	89-161-12	HDR	R-3	516 N. T Street		6		
0.95	20	91-040-93	HDR	R-3	909 W. Ocean Avenue	1	19		
0.26	5	91-061-08	HDR	R-3	211 N. K Street		5		
0.16	3	91-072-16	HDR	R-3	118 N. N Street		3		
0.40	8	91-073-15	HDR	R-3	521 W. Ocean Avenue		8		
0.16	3	91-082-12	HDR	R-3	114 N. K Street		3		
0.10	2	85-122-10	OTC	OTC	E. Ocean Avenue		2		
0.46	10	85-122-22	OTC	OTC	E. Ocean Avenue	1	9		
0.08	1	91-083-09	OTC	OTC	W. Ocean Avenue		1		
0.32	7	91-082-10	OTC	OTC	W. Ocean Avenue		7		
0.40	8	91-103-07	OTC	OTC	S. I Street		8		
0.24	5	91-103-08	OTC	OTC	S. I Street		5		
0.16	3	91-103-13	OTC	OTC	S. J Street		3		
0.12	2	91-103-18	OTC	OTC	S. J Street		2		
0.28	6	91-103-19	OTC	OTC	S. J Street		6		
0.08	1	85-161-10	OTC	OTC	S. H Street		1		
0.08	1	85-161-11	OTC	OTC	S. H Street		1		
0.08	1	85-162-18	OTC	OTC	S. H Street		1		
0.08	1	85-162-19	OTC	OTC	S. H Street		1		
0.20	4	85-123-03	MU	C-2	N. F Street		4		
0.32	7	85-131-13	MU	C-2	N. F Street		7		

0.08	1	85-131-14	MU	C-2	N. F Street		1		
0.40	8	85-021-14	MU	C-2	E. Laurel Avenue		8		
0.24	5	85-122-06	MU	C-2	N. G Street		5		
TOTAL						14	252	68	105

The calculation for the potential dwelling unit capacity on vacant HDR and MDR sites is based on actual cases rather than simply dividing the parcel size by 2,000 square feet for each dwelling unit; on vacant OTC and MU sites potential dwelling unit capacity is based on the hypothetical example cited in the General Plan under Section 5.1.2.1 of which the end result is to divide the land area of each parcel by 2,000 square feet for each dwelling unit.

	INCOME CATEGORY			
	VERY LOW	LOW	MODERATE	ABOVE MODERATE
2000 - 2007 REGIONAL HOUSING NEEDS PLAN	214	151	209	316
UNITS COMPLETED	41	5	14	68
UNITS NEEDED	173	146	195	248
UNITS UNDER CONSTRUCTION	2	2	2	54
UNITS APPROVED BY THE PLANNING COMMISSION/CITY COUNCIL	42	32	6	46
POTENTIAL UNITS ON APPLICATIONS SUBMITTED THAT ARE UNDER REVIEW	8	8	16	211
POTENTIAL UNITS ON VACANT LAND	14	252	68	105
POTENTIAL UNITS ON UNDERDEVELOPED LAND	611	684	409	54
TOTAL	677	978	501	470

Recent projects approved in the City of Lompoc in the higher density zoning districts (R-2 and R-3) have been approved at densities closer to the higher end of the density range. Of three applications for projects in the R-2 zoning district (6.2 to 14.5 dwelling units per acre) on parcels less than one acre processed during the last year, all three were approved at densities of 12.5 or higher. Of eleven applications for projects in the R-3 zoning district (14.5 to 21.8 dwelling units per acre) on parcels less than one acre processed during the last two years, one project was approved at 21.8 dwelling units per acre, two projects at 20 dwelling units per acre, one project at 18.9 dwelling units per acre, two projects at 18.8 dwelling units per acre, two projects at 16.7 dwelling units per acre, and one at 15.7 dwelling units per acre. Two of the eleven were approved at 12.5 dwelling units per acre. Variations in densities in the R-2 and R-3 zoning districts can be attributed to the fluctuations in land costs over the years and not on any imposed governmental constraints. In ideal situations, vacant parcels less than one acre in size that are adjacent to one another offer a prime opportunity to maximize densities through lot consolidation. An example of this situation is the Signorelli Apartment project which was originally comprised of four small 7,000 square foot parcels. The project included a lot consolidation combining the four parcels into one parcel totaling 28,000 square feet. The project was approved at the maximum high density of 21.8 dwelling units per acre.

The following projects received administrative review but are examples of the multi-family housing projects approved on parcels less than one acre in size located within the medium density (R-2) zoning district, which permits a density range between 6.2 and 14.5 dwelling units per acre:

- ▶ 426 N. G Street was approved at 14.3 dwelling units per acre and consists of the addition of one new dwelling unit on 0.14 acres (6,160 square feet). There is an existing single family residence on the property.
- ▶ 401 N. F Street was approved at 12.5 dwelling units per acre and consists of the addition of one new dwelling unit on 0.16 acres (7,000 square feet). There is an existing single family residence on the property.
- ▶ 423 N. E Street was approved at 12.5 dwelling units per acre and consists of a new duplex on 0.16 acres (7,000 square feet).

Examples of the multi-family housing projects approved on parcels less than one acre in size located within the high density (R-3) zoning district, which permits a density range between 14.5 and 21.8 dwelling units per acre, include the following:

- ▶ Signorelli Apartments was approved by the Planning Commission at the highest number of units in the high density range, 21.8 dwelling units per acre. This project includes a lot consolidation of four parcels, each parcel is 0.16 acres (7,000 square feet) in size for a total of 0.64 acres of property (150,000 square feet). The project is a multi-family apartment complex consisting of 14 dwelling units and two-car garages.

- ▶ Donate Apartments (APNs 91-021-11, -16) was approved at 20 dwelling units per acre and consists of the development of eight new dwelling units on 0.40 (17,500 square feet).
- ▶ Popma Townhomes (APN 87-251-01) was also approved at 20 dwelling units per acre and consists of the development of eight new dwelling units on 0.40 acres (17,500 square feet). Although this project had City approval, it was never developed.
- ▶ Pedego/Portman Apartments was approved at 18.9 dwelling units per acre and consists of the development of ten new dwelling units on 0.53 acres (23,480 square feet). Although this project had City approval for ten units, the project owner reduced the number of dwelling units to nine.
- ▶ Lewis Condominiums was approved at 16.7 dwelling units per acre and consists of the development of three new dwelling units on 0.24 acres (10,500 square feet). The site contains an existing single family dwelling. Thus, the total number of dwellings on the property once construction is completed will be four.
- ▶ Las Casitas was approved at 15.7 dwelling units per acre and consists of the development of fifteen new dwelling units on 0.95 acres (41,650 square feet).

The following projects received administrative review but are also examples of the multi-family housing projects approved on parcels less than one acre in size located within the high density (R-3) zoning district, which permits a density range between 14.5 and 21.8 dwelling units per acre:

- ▶ 214 N. K Street was approved at 18.8 dwelling units per acre and consists of three new dwelling units on 0.16 acres (7,000 square feet).
- ▶ 522 N. L Street was also approved at 18.8 dwelling units per acre and consists of three new dwelling units on 0.16 acres (7,000 square feet).
- ▶ 328 N. K Street was approved at 16.7 dwelling units per acre and consists of four new dwelling units on 0.24 acres (10,500 square feet).

5.1.1.1 Financial and Regulatory Incentives for High Density Housing on Smaller Parcels

There are a number of financial and regulatory incentives the City of Lompoc provides to encourage and facilitate development of high density housing on parcels less than one acre in size including density bonuses, financial assistance, relaxed development standards, and an administrative review process.

Density Bonus

Pursuant to state law, if a developer allocates at least 20 percent of new residential units for lower-income households, 10 percent of the units for very low-income households, or 50 percent of the units for senior citizens, the City will either grant a density bonus of 25 percent, a density bonus of 25 percent with an additional incentive, or grant incentives of equivalent financial value. Additional incentives include the reduction of site development standards, modification of zoning code or architectural design requirements, or any other regulatory concession or incentive which will result in identifiable project cost avoidance or reduction. The minimum reservation period for density bonus units is ten years. However, this may be extended to 30 or more years depending on any incentive granted.

Financial Assistance

Through the California Housing Finance Agency (CHFA) and Home Investment Partnership Act (HOME) programs, the City can provide funding for a range of community development activities including new construction of housing for very low- and low-income families. The Lompoc Redevelopment Agency (the "Agency") administers CHFA and HOME funds. The Agency will deposit approximately \$1.47 million in the Low- and Moderate-Income Housing Fund over the next ten years for use in providing low- and moderate-income housing.

In addition to the funds available in the Low- and Moderate-Income Housing Fund, the Agency presently has a total of \$1.75 million available for lower income housing programs as a result of loans from the CHFA. The Low- and Moderate-Income Housing Fund may be used in conjunction with the CHFA funds.

Currently, 44 new units are proposed using CHFA and HOME funds. These new units consist of two projects, one of 35 units and a second of four units for very low-income families, and five single family units for first-time homebuyers.

Planned Development District

The Lompoc City Code includes a Planned Development (PD) District that is intended to allow the City Council and the Planning Commission to consider a certain amount of flexibility from the strict adherence of the requirements and regulations contained in the Zoning Ordinance, and other regulations of the City, in order to develop a quality project for the benefit of the community. The PD District can be used in conjunction with the R-A, R-1, R-2, R-3, and T zoning districts to encourage more creative and efficient approaches to the use of the land. The PD District is typically used by developers of smaller lots in residential zones in order to accommodate a higher number of units on the lot. The PD District could allow a relaxation of the following requirements and regulations. This is not intended to be an exhaustive list but is provided as a reference to some of the more common requests for a relaxation of requirements and regulations. A complete list is contained in the Lompoc City Code.

- *The number of residential dwelling units per acre, which will not exceed the residential density limitations of the Land Use Element of the Lompoc General Plan or the residential density limitation, as established by the lot size requirement, of the present district classification.*
- *Percent of coverage of land by buildings and structures.*
- *Height and bulk limitations, arrangements and spacing of buildings and other improvements.*
- *Traffic control and arrangement, design, and dimensions of streets, alleys, pedestrian ways, parking and loading areas.*
- *Architectural design and color of buildings and structures.*

Administrative Project Review

High density developments are permitted by right in the R-3 (High Density) residential zones. Therefore, high density developments on smaller parcels require only an administrative architectural review. With the exception of single family homes in R-1 Districts which are not part of a parcel map or subdivision map, applications for permits for construction of any building or structure are required to be reviewed for consistency with the architectural guidelines of the City. For developments on smaller lots, the City Planner conducts the required review. (For a detailed discussion of the architectural review process, refer to Section 6.1.1.4.)

In light of these incentives and recent approvals of developments of new and additional units on smaller parcel sizes, the City believes that the ability to develop smaller parcel sizes accommodating housing for low- and moderate-income households is feasible.

The effective date of the City's mixed use designation is 1998. To date, the City has not received any applications for new mixed use development on vacant land. However, several property owners of existing residences in the mixed use areas have converted portions of the residence to a commercial use while maintaining the remainder of the structure as a residence. This trend allows the existing residential use to stay while also benefiting from the commercial use of the property. In many instances the rent for the residential use is affordable to very low- and low-income families. In addition, the City's land use database indicates that existing mixed use properties with residential uses have a development density of 10 dwelling units per acre.

5.1.1.2 Summary of Estimated Dwelling Unit Capacity on Vacant Residential Land

Vacant properties located in the R-A, 10-R-1, and 7-R-1 zoning districts could accommodate 686 new dwelling units. Vacant properties located in the R-2, R-3, MU, and OTC zoning districts could accommodate between 237 and 416 new dwelling units at densities potentially affordable to very low- and low-income households. The City's

regional allocation for very low- and low-income households is 365 dwelling units. Between the period of January 1, 2001 (date for beginning of period for documenting units constructed for City's Regional Housing Needs Determination) and 2002 (present cut-off date for purposes of completing the Housing Element) the City has documented the construction of 46 units affordable to very low- and low-income households. After subtracting the units constructed to date (46) from the City's regional allocation for very low- and low-income households (365), the remaining need is 319 units. As noted above, the City can accommodate between 237 and 416 new dwelling units at densities potentially affordable to very low- and low-income households.

5.1.1.3 Mixed Use and Old Town Commercial Description of Allowed Uses

Allowed uses for Mixed Use and Old Town Commercial land use designations are included in **Tables 42 and 43**. In summary, they include single or multiple residential uses when combined with permitted commercial uses. In order to encourage more intense developments, single family and two family dwellings by themselves are prohibited on the OTC zoning district.

5.1.1.4 Mixed Use and Old Town Commercial Development Standards

Development standards for Mixed Use and Old Town Commercial land use designations are included in **Table 48**. In summary, they include the following:

Mixed Use, Central Business District:

- 14.5 to 21.8 dwelling units per acre;
- minimum of 33% of the floor area;
- maximum height 50 feet or 4 stories;
- 7,000 square foot minimum lot area;
- 60 foot minimum lot width;
- no requirement for maximum lot coverage, lot depth, minimum front or rear yard setback, or landscaped/open area;
- no requirement for side yard setback unless the lot or parcel of land in the Central Business District has a side lot line adjoining property in a residential zone. If the lot or parcel of land in the Central Business District has a side lot line adjoining property in a residential zone the side yard of the Central Business District parcel is required to have a side yard setback of a minimum of 10 feet; and,
- residential uses must provide on-site parking for the residential use in accordance with the residential parking standards included in **Table 49** for multi-family dwellings.

TABLE 42
LIST OF PERMITTED AND CONDITIONALLY PERMITTED USES
IN THE MIXED USE GENERAL PLAN LAND USE DESIGNATION
CENTRAL BUSINESS ZONING DISTRICT

Mixed Use General Plan Land Use/Central Business District Zoning District

Land Use Designation Description:

Purpose: To provide areas for a mixture of pedestrian-oriented uses (e.g. commercial, residential, civic, cultural, and recreational) where each activity adds to the whole to produce a town center that is economically vibrant and socially inviting.

Description: Areas which provide a harmonious intermingling of pedestrian-oriented uses to meet the shopping, business, housing, and entertainment needs of City and regional residents accessed by streets, bicycles, and pedestrian ways in conjunction with shared single-level and multi-level parking areas. Appropriate uses include retail shops; business services; residential units; medical offices; and public and quasi-public uses of a recreational, educational, or religious type.

Permitted Uses:

Auditoriums, auto parts and accessories (retail sales), auto sales (new & used), cocktail lounges and beer bars, boat sales, commercial schools (secretarial, business, dance, beauty), community centers, department stores, draperies and yardage stores, electronic parts and supplies (retail sales), furrier shops, furniture stores (including rugs and appliance sales), hotels, jewelry stores, lodges and clubs, locksmith shops, millinery shops, mortuaries, motels, music schools, newspaper printing establishments, paint and wallpaper stores, commercial parking lots, pet shops, photographic studios, pottery shops, print shops and other reproduction services, professional offices, public utility offices, restaurants (whether or not including the sale and consumption of alcoholic beverages on the premises), shoe stores (retail sales), smoke shops, sporting goods stores, stationary and office supplies stores, tailor shops, theaters (walk-in), trailer, camper and mobile home sales, variety stores

Conditionally Permitted Uses:

Amusement arcades, automobile service stations, bus terminals, taxi terminals, machine shops limited to repair and modification, in conjunction with a retail auto part sales operation, provided that such use shall be clearly subordinate and accessory to the auto part sales use (generally, a maximum of 15% of the total floor area of the business) subject to adjustments for specific proposals through review by the Planning Commission during the Conditional Use Permit process, caretakers residences and churches

TABLE 43

**LIST OF PERMITTED AND CONDITIONALLY PERMITTED USES
IN THE OLD TOWN COMMERCIAL ZONING DISTRICT**

Old Town Commercial Zoning District

Permitted Uses:**Eating and Drinking Establishments**

Alcohol service in conjunction with restaurant; Bakery - less than 5,000 square feet; Coffeehouse; Delicatessen/Sandwich Shops; Ice Cream/Yogurt Shops; Restaurants - Without Drive-Throughs

Recreation, Community Services, Education

Court Facilities; Dance, Gymnastics, Martial Arts Studios; Educational Institutions; Health/Athletic Clubs; Live or Movie Theater; Parks/Playgrounds/Community Gardens; Public/Quasi-Public Uses; Public Safety Facilities

Retail Commercial

Art Galleries and Studios; Auto Parts Sales, with any repair and installation incidental and fully enclosed within a building - less than 5,000 square feet; Flower/Gift Shops; Clothing; Handicraft-Type Industries (furniture, saddles, sculptures, stained glass, etc. - less than 5,000 square feet); Hardware store, less than 5,000 square feet; Office Supplies/Equipment; Retail Stores, general merchandise; Specialty Food Sales; Furniture Stores; Motorcycle Sales, with any repair and installation incidental and fully enclosed within a building

Service Uses

Banks, Credit Unions, and Financial Institutions without drive-throughs; Offices, Governmental; Offices, Professional (restricted from ground floor on Ocean Avenue and "H" Street; Personal Services (i.e. barber, beauty, and nail shops; tailor shops, dry cleaners/Laundromat, travel agency

Residential Uses

Mixed Use Developments, including residential and office/retail/service components within the same structure. Residential must be located above the first floor and shall be built with a 2.00 FAR with a minimum of 25% of floor area for residential.

Conditionally Permitted Uses:**Communications and Transportation**

Parking Structures; Transit Centers and Stations

Eating and Drinking Establishments

Night Clubs/Bars/Lounges; Microbreweries; Wine Tasting; Sidewalk Cafes

Recreation, Community Services, Education

Arcades, limited to five (5) games/machines when located as an auxiliary use in an otherwise permitted use; Billiard parlors; Child care; Community Service Facilities, Clubs, Lodges, Meeting Halls

Cultural Facilities

Schools - Business/Trade Schools

Retail Commercial

Building Material Sales, indoor; Convenience stores; Grocery Stores; Liquor Stores; Pet Stores; Sidewalk Vendors; Thrift Stores, Antique Shops, Used Merchandise (No Pawn Shops)

Residential

Multiple-Family Dwellings - No more than 4 dwelling units

Service Uses

Bed and Breakfast Inns; Computer manufacturer and repair; Hotels and Motels; Internet Provider

Old Town Commercial

- 14.5 to 21.8 dwelling units per acre;
- 2.0 maximum floor area ratio;
- 25% maximum floor area for residential use;
- minimum height 20 feet; Maximum height 45 feet or 3 stories;
- 5,000 square foot minimum lot area;
- 25 foot minimum lot width;
- no requirement for lot depth, minimum front or side yard setback, or landscaped/open area;
- 10 foot minimum side yard setback; and,
- no parking requirement for commercial uses or existing residential developments; developments which include new housing units must provide on-site parking for the residential use in accordance with the residential parking standards included in **Table 49** for multi-family dwellings.

5.1.1.5 Financial and Regulatory Incentives on Mixed Use Parcels

The types of financial and regulatory incentives the City of Lompoc provides to facilitate and encourage development of mixed use, residential units include financial assistance and relaxed development standards. These incentives are the same as described for the development of high density housing on parcels less than one acre in size. Since mixed use, residential units would generally be located in areas with parcels or lots fronting on Ocean Avenue and "H" Street north of Cypress Avenue, the developments would require architectural review and this review would be performed by the Planning Commission. (For a detailed discussion of the architectural review process, refer to Section 6.1.1.4.) However, as noted in Section 6.1.1.4, projects acted upon by the Planning Commission are required by ordinance to be approved, conditionally approved, or disapproved within 30 working days of the date of receipt of a complete application and after consideration by the Planning Commission during a regularly scheduled meeting.

5.1.2 Underdeveloped Residential Land

Underdeveloped sites or sites having the potential for redevelopment were identified utilizing the City's computerized mapping system. Underdeveloped residential parcels were identified which would accommodate an additional 1,654 to 1,894 housing units at allowable densities (see **Table 44**). This represents approximately 117 to 148 percent over the City's remaining 2001 to 2008 fair share allocation (890 units allocated – 128 units produced = 762 units). The underdeveloped acreage is located throughout the City on 762 parcels. In deriving the additional dwelling unit capacity, each identified parcel was reviewed as to its lot size, existing number of dwelling units, and its potential capacity. Properties identified as "built-out" were not included in the parcel acreage or in the count toward additional dwelling unit capacity.

Table 44
2003 Housing Unit Potential – Underdeveloped Residential Land

General Plan Land Use Designation	Zoning	Density (DU/Acre)	Parcel Acreage	Current Number of Units	Additional Dwelling Unit Capacity ²⁷
VLDR	R-A	2.2	8.15	2	15
LDR	10-R-1	4	3.73	13	1
LDR	7-R-1	6.2	1,157.11	6,144	21
MDR	R-2	6.2 - 14.5	195.64	2,232	339
MDR	T	7	68.99	687	0
HDR	R-3	14.5 – 21.8	228.44	4,030	878
MU	C-2 All Residential	14.5 – 21.8	13.20	72	119 - 215
	C-2 Commercial & Residential	Varies			Varies
OTC	OTC	14.5 – 21.8	19.68	4	281 - 425
Total			1,694.94	13,184	1,654 – 1,894

The Mixed Use (MU) and Old Town Commercial (OTC) land use designations allow residential uses to be developed with commercial, service, and office uses on the same parcel. Generally, the intent of this mixed-use land use is to allow housing units on the second or third story of a commercial storefront. To that end, commercial developments with housing above the first floor would typically be the most feasible way to develop needed housing while maintaining the economic vitality of the commercial area. In the Mixed Use land use areas, residential uses may occupy the property as the sole use or may occupy the property as a secondary use to the main commercial use. There are presently 76 dwelling units in the MU and OTC land use areas. These 76 dwelling units are a mixture of single family dwellings, single or multiple units with commercial uses, or solely multiple units. The current Old Town Commercial zoning district prohibits single family and two family dwelling units in order to encourage multi-family dwelling units.

The City has approximately 160 underdeveloped mixed use property in the MU and OTC land use designated areas. A description of existing uses on mixed use and Old Town Commercial (OTC) parcels is shown in **Appendices B and C**. The parcels are all located within the boundaries of the Lompoc Redevelopment Agency. A search of Building Division records indicates that more than half of the structures in the mixed use area are 72 years to 113 years of age; 77 percent are 50 years and older. This same data search of parcels in the OTC District indicates that half of the structures are 50 to 113 years old; all structures are at least 27 years or older. Although the City has no comprehensive plan to redevelop the mixed use or the OTC areas, the potential to do so exists. In light of the fact that the mixed use and OTC parcels are in the Lompoc Redevelopment Agency area, a developer could utilize outside funding sources as an incentive towards redevelopment of these areas.

The following projects are examples of multi-family housing projects approved on parcels less than one acre in size located within the medium density (R-2) zoning district, which permits a density range between 6.2 and 14.5 dwelling units per acre and the high density (R-3) zoning district, which permits a density range between 14.5 and 21.8 dwelling units per acre:

- ▶ 426 N. G Street (R-2) was approved at 14.3 dwelling units per acre and consists of the addition of one new dwelling unit on 0.14 acres (6,160 square feet). There is an existing single family residence on the property.
- ▶ 401 N. F Street (R-2) was approved at 12.5 dwelling units per acre and consists of the addition of one new dwelling unit on 0.16 acres (7,000 square feet). There is an existing single family residence on the property.
- ▶ Lewis Condominiums (R-3) was approved at 16.7 dwelling units per acre and consists of the development of three new dwelling units on 0.24 acres (10,500 square feet). The site contains an existing single family dwelling. Thus, the total number of dwellings on the property once construction is completed will be four.

5.1.2.1 Inventory of MDR, HDR, MU and OTC Underdeveloped Parcels

Currently, the City has approximately 300 underdeveloped medium density residential parcels and 277 underdeveloped high density residential parcels within its boundaries (**Tables 45 and 46**). Most of the underdeveloped medium and high density residential parcels are also located within the boundaries of the Lompoc Redevelopment Agency.

As shown in **Tables 45 and 46** and **Appendices B and C**, the supply of underdeveloped MDR, HDR, MU, and OTC parcels has a dwelling unit potential of between 1,654 and 1,894 unit. As noted in the discussion under vacant land resources, a search of the City's land use database revealed that residential development in Lompoc typically occurs at a density of 12.2 dwelling units per acre in the medium density district and 19.7 dwelling units per acre in the high density district. Residential development in the MU district generally occurred at a density of 10 dwelling units per acre.

Table 45
Underdeveloped Residential Parcels
Medium Density Residential (MDR/R-2)

Parcel Size (square feet)	Potential Units	1 unit deficit	2 unit deficit	3 unit deficit	4 unit deficit	5 unit deficit	6 unit deficit	Total Units
6000 - 8,999	2	266						266
9,000 - 11,999	3	10	9 (18 units)					28
12,000 - 14,999	4	1	2 (4 units)	3 (9 units)				14
15,000 - 17,999	5	3	0	2 (6 units)	1 (4 units)			13
18,000 - 20,999	6	0	0	0	0	1 (5 units)		5
21,000 - 23,999	7	0	0	1 (3 units)	0	0	0	3
> 24,000								10
Total								339

The number of deficit units is based on Medium Density Residential (R-2) requirement of a minimum land area of 3,000 square feet for each dwelling unit.

Table 46
Underdeveloped Residential Parcels
High Density Residential (HDR/R-3)

Parcel Size (square feet)	Potential Units	1 unit deficit	2 unit deficit	3 unit deficit	4 unit deficit	5 unit deficit	6 unit deficit	7 unit deficit	8 unit deficit	9 unit deficit	10 unit deficit	11 unit deficit	12 unit deficit	Total Units
4,000 - 5,999	2	51												51
6,000 - 7,999	3	53	68 (135 units)											188
8,000 - 9,999	4	3	7 (14 units)	11 (33 units)										50
10,000 - 11,999	5	8	9 (18 units)	10 (30 units)	21 (84 units)									140
12,000 - 13,999	6	0	0	0	0	2 (10 units)								10
14,000 - 15,999	7	3	2 (4 units)	2 (6 units)	2 (8 units)	2 (10 units)	4 (24 units)							55
16,000 - 17,999	8	0	0	0	1 (4 units)	0	1 (6 units)	4 (28 units)						38
18,000 - 19,999	9	0	0	0	1 (4 units)	0	0	0	0					4
20,000 - 21,999	10	0	0	0	1 (4 units)	0	0	0	0	1 (9 units)				13
22,000 - 23,999	11	0	0	0	0	0	0	0	0	0	0			0
24,000 - 25,999	12	0	0	0	0	0	0	0	0	0	0	0		0
> 26,000														329
Total														878

The number of deficit units is based on High Density Residential (R-3) requirement of a minimum of 2,000 of land area for each dwelling unit.

The inventory of underdeveloped land by parcel size in the Mixed Use and Old Town Commercial land use areas indicates there are 68 underdeveloped parcels in Lompoc in the Mixed Use area and 92 underdeveloped parcels in the Old Town Commercial area. Generally, the parcels in the Mixed Use and Old Town Commercial areas are less than one acre in size (**Appendices B and C**). However, using the methodology described above for calculating the dwelling unit potential on vacant land within the R-A, 10-R-1, 7-R-1, R-2, R-3, MU, and OTC, the City estimated that the development potential for residential units in the MU and OTC areas was equivalent to one dwelling unit for each 2,000 square feet of land area on the property. This is confirmed by the following example:

*Given: 5,000 square foot parcel in OTC zone
Parcel size is 50 feet by 100 feet
Mixed Use Development*

Development Standards:

*No requirement for front or side yard setback
Rear yard setback is 10 feet
FAR 2.0
Maximum height is 3 stories
25% for residential use*

For a 5,000 square foot parcel with a FAR of 2.0, the maximum building area is 10,000 square feet. A three story height restriction would allow approximately 3,300 square feet for each of the three stories, however, the residential use is restricted to 25% of the floor area. This would allow 2,500 square feet for the residential use with the remainder 7,500 square feet for the first and second story. Thus, the first and second story would each be 3,750 square feet in area and the third story, the residential use, would be 2,500 square feet. The parcel size is large enough to accommodate the square footage while maintaining the required rear yard setback, floor area ratio, and height. A building of this size would actually allow a 25 foot rear setback.

Residential use: 2,500 square feet of which an assumed 800 square feet would be assigned to covered parking. Required parking for the residential use is based on the number of bedrooms. A four bedroom unit requires two covered spaces per unit approximately 18 feet by 20 feet or 360 square feet. Approximately 800 square feet of covered parking is more than sufficient to meet the parking requirement for the residential use. Thus, the living area of the residential use is approximately 1,700 square feet. This square footage is adequate enough to accommodate two residential units each of which would be approximately 850 square feet.

In conclusion, this example illustrates that a 5,000 square foot parcel can accommodate two residential units, each unit approximately 850 square feet in area, which is sufficient in size for a studio or a one or two bedroom unit. Additionally, this example substantiates that a conservative estimate for calculating the number of potential units that could be accommodated on parcels zoned OTC is roughly equivalent to a minimum of 2,000 square feet of land area per residential unit.

In addition to the example above, other factors that support the conclusion that a conservative estimate for calculating the number of potential units that could be accommodated on parcels zoned OTC and MU is roughly equivalent to a minimum of 2,000 square feet of land area per residential unit include the following:

- ° All but two of the OTC parcels have alley access with 20 and 25 foot wide alleys and could easily accommodate parking for the residential uses in the rear of the parcel. One of the two parcels is a corner lot with two street frontages and the remaining lot is an interior lot accessed only from the street frontage.
- ° All but five of the MU parcels have alley access with 20 foot wide alleys; the five are corner lots with two street frontages. All parcels could accommodate parking for the residential uses in the rear of the parcel.
- ° Many of the existing buildings are two stories and could accommodate multiple residential units depending on the size of the building.

Underdeveloped or redevelopment properties located in the MU and OTC land use areas could accommodate up to an additional 640 new dwelling units at unit sizes potentially affordable to very low- and low-income households. Together with underdeveloped properties in the R-A, 10-R-1, 7-R-1, R-2, and R-3 zoning districts, the City estimates the underdeveloped and/or redevelopment properties could accommodate up to an additional 1,894 new dwelling units.

There are no significant environmental or infrastructure constraints on any of the underdeveloped land shown in **Tables 45 and 46** and **Appendices B and C** that would prevent these sites from being developed for residential use. Water, sewer, and other necessary public facilities and services are either available, or can be readily expanded, to serve these underdeveloped sites. The City has developed in a fairly compact form with the underdeveloped residential, Old Town Commercial, and Mixed Use commercial areas identified in **Tables 45 and 46** and **Appendices B and C** in the central portions of the City. New or redeveloped properties would be largely infill. Environmental concerns, such as endangered species or wetlands, do not affect the underdeveloped properties within the City's boundaries as these properties already have existing development. Therefore, underdeveloped properties would not be constrained by environmental factors.

Development proposals affecting any vacant or underdeveloped sites are included in **Table 41** under either "Units Approved By The Planning Commission/City Council" or "Application Submitted/Under Review."

The 923 to 1,102 potential dwelling units from vacant developable land and the additional 1,654 to 1,894 potential dwelling units that could be built on existing underdeveloped parcels exceeds the City's remaining fair share allocation of 762 units by 1,815 to 2,234 units. (2,577/2,996 – 762).

5.2 Availability of Public Services

The availability of necessary public services such as water, sewer, electrical, and solid waste disposal to accommodate the additional housing units within the City are fully discussed within the Public Facilities and Services Element of the General Plan.

General Plan build-out is anticipated for the year 2015. Information within this element and the General Plan indicates that adequate public service capability exists to accommodate the housing units planned for within the Housing Element.

6.0 HOUSING DEVELOPMENT CONSTRAINTS

Housing development constraints take many forms. They can be institutional, financial, or environmental and may be necessary to protect public health and safety or enhance the quality of life within a community. However, unnecessary constraints may discourage the development or conservation of needed housing and result in detrimental social consequences including: dilapidated housing, household overpayment, overcrowding, and homelessness.

6.1 Governmental Constraints

While governmental regulation is necessary to protect the quality of development in a community, it increases the cost of development and thus the cost of housing. Existing governmental constraints include: land use controls, building codes and enforcement, on/off site improvements, fees and exactions, permit processing procedures, and State and Federal requirements.

Land use controls limit the type and density of development, thus increasing the cost per housing unit. Building Code standards may require more expensive construction methods and materials. On-site and off-site improvements, like undergrounding of utilities, road widenings, installation of traffic signals, or sewer line extensions increase a project's cost. Fees and exactions contribute directly to the increase in costs. Processing and permit requirements delay construction, increasing financing costs and other overhead costs associated with housing development. The following describes governmental constraints which may affect the cost of housing in Lompoc.

6.1.1 Land Use Controls

The City of Lompoc currently has no growth control ordinance designed to limit residential development. The City's General Plan and Zoning Ordinance provide for a range of housing types and density allowances. The General Plan has the following six land use designations and permitted densities that allow residential uses: Very Low, Low, Medium, and High Density residential, as well as Mixed-Use and Old Town Commercial. The Mixed-Use land use designation allows for residential development as a primary or secondary use on a proportion of the total floor area, at High Density residential range. The Old Town Commercial land use designation allows for residential development as a secondary use at High Density residential range. The density ranges and average population density according to each of these designations are shown in **Table 47**.

TABLE 47
RESIDENTIAL LAND USE CATEGORIES

Designation	Density Range (DU/Acre)	Average Population Density ¹	Description
Very Low Density (VLD)	2.2	6	Semi-rural large-lot detached single family homes on prominent bluffs, steep hillsides, or adjacent to farmland.
Low Density (LD)	6.2	18	Single family dwellings and mobilehomes.
Medium Density (MD)	6.2 – 14.5	42	Mixture of unit types such as townhouses, duplexes, triplexes, four-plexes, low-rise apartments, and mobilehomes.
High Density (HD)	14.5 – 21.8	63	Single-story and multi-story apartment buildings.
Mixed-Use (MU)			
• Residential	14.5 – 21.8	63	Mixture of pedestrian-oriented uses, including commercial, residential, civic, cultural, and recreational uses, combined to produce a town center that is economically vibrant and socially inviting.
• Mixed-Use Commercial & Residential	Footnote 2	Varies	
Old Town Commercial (OTC)	14.5 – 21.8 ³	63	Residential uses in conjunction with on-site pedestrian-oriented commercial uses.

¹ Average population density indicates the expected number of persons per net acre living within residential areas. It is calculated by multiplying the maximum allowable dwelling units per net acre by the average citywide household size (2.88 according to the 2000 Census).

² Allowable building density for commercial is 1.00 FAR with a minimum of 33% of floor area for residential use.

³ Mixed Use Developments: Allowable building density is 1.00 FAR with a minimum of 33% of floor area for residential use; Residential Developments: Allowable building density is 2.00 FAR.

The City of Lompoc Zoning Ordinance contains seven zones that permit residential uses. The Zoning Ordinance regulates such features as lot coverage, building height, lot area, lot dimensions, setbacks, and landscaped open space requirements. Development standards for the eight zones are provided in **Table 48** on the following page.

**TABLE 48
RESIDENTIAL DEVELOPMENT STANDARDS**

District	District Name	DUs Per Lot	Lot Coverage	Height	Minimum Lot Area	Minimum Lot Dimensions		Minimum Setback ¹			Landscaped Open Area
						Width	Depth	Front	Side	Rear	
R-A	Residential Agriculture	One	nr	35 ft	20000 sf	100 ft	nr	20 ft	10% lot width; min 5 ft, max 10 ft; 10 ft corner side	15 ft	nr
R-1	Single Family	One	40%	30 ft	7000 sf	65 ft interior lot; 70 ft corner lot	nr	varies progressively from 15 ft to 25 ft with min 3 ft variations; 30 ft max	9 ft one side, 5 ft other, total 15 ft; 10 ft corner side adjacent street	20 ft; may be 5 ft with min 1,000 sf open area to rear of main building or in any "L" or "U" design	nr
7-R-1		One	40%	30 ft	7000 sf	65 ft interior lot; 70 ft corner lot	nr				
10-R-1		One	40%	30 ft	10000 sf	75 ft	nr				
R-2	Mdium Density	One for each 3,000 sf of land area	50%	30 ft	6000 sf	60 ft interior lot; 70 ft corner lot	nr	15 ft	5 ft both sides interior lot; 10 ft corner side adjacent street	10 ft	300 sf for each du
R-3	High Density	One for each 2,000 sf of land area	60%	35 ft	7000 sf	75 ft	nr	15 ft	5 ft both sides interior lot; 10 ft corner side adjacent street	10 ft	250 sf for each du
T	Residential Mobile Home Park	Seven spaces for each acre	nr	nr	Park: 10 ac	nr	nr	Mobilehome space 5 ft to park's exterior property lines; 20 ft. to exterior property line abutting street. Mobilehome 5 ft to space boundary line.			Refer to footnote 2
C-2 refer to footnote 3	Central Business	14.5 - 21.8, min. 33% of floor area	nr	50 ft/ 4 stories	7,000	60 ft	nr	nr	10 ft (refer to footnote 4)	10 ft (refer to footnote 5)	nr
OTC	Old Town Commercial	14.5 - 21.8	2.0 FAR max 25% for resi use	20 ft. min; 45 ft/3 stories max	5,000	25 ft	nr	nr	nr	10 ft	nr

(1) Standard setbacks unless bordering a thoroughfare, major or collector street.

(2) Mobilehome Parks. Family parks: 300 sf for each space up to 100 spaces and 200 sf for each space over 100. Adult parks: 200 sf for each mobilehome space. Travel trailer parks and recreation vehicle parks. 100 sf for each travel trailer or recreation vehicle space.

(3) C-2 zoning district with a land use designation of MU (Mixed Use).

(4) No requirement unless the lot or parcel of land in the C-2 zone has a side lot line adjoining property in a residential zone then the side yard of the C-2 zoned property adjoining the residential lot shall have a side yard of not less than 10 feet.

(5) No requirement unless the lot or parcel of land in the C-2 zone has a rear lot line adjoining property in a residential zone then the rear yard of the C-2 zoned property adjoining the residential lot shall have a rear yard of not less than 10 feet.

nr = no requirement

The minimum lot size for new single-family homes in the 10-R-1 zone is 10,000 square feet, 7-R-1 is 7,000 square feet, R-2 is 6,000 square feet, R-3 is 7,000 square feet, C-2 is 7,000 square feet, and OTC 5,000 square feet. The Residential Agriculture (R-A) zone is a designation generally used for large-lot detached single family homes on prominent bluffs, steep hillsides, or adjacent to farmland. Appropriate uses include light agricultural activities, agricultural workers' living quarters, and single family detached dwellings. The R-A zone has a minimum lot size of 20,000 square feet. There is one vacant parcel zoned R-A that is 29.75 acres in size. The T zone is a designation for mobile home parks and requires a minimum of 10 acres.

The Medium Density Residential (R-2) zone requires a minimum land area of 3,000 square feet per unit and the High Density Residential (R-3) zone requires a minimum land area of 2,000 square feet per unit.

The maximum densities permitted by the General Plan for the Very Low Density Residential (R-A) is 2.2 dwelling units per acre, Low Density Residential (R-1) is 6.2 dwelling units per acre, Medium Density Residential (R-2) ranges from a minimum of 6.2 to a maximum of 14.5 dwelling units per acre, High Density Residential (R-3) ranges from a minimum of 14.5 to a maximum of 21.8 dwelling units per acre. The Mixed Use/Central Business (MU/C-2) and Old Town Commercial (OTC) allow a minimum density of 14.5 dwelling units per acre to a maximum of 21.8 dwelling units per acre.

With the exception of the R-A, T, and OTC zones, minimum lot widths range from 60 to 75 feet. The R-A zone requires a minimum lot width of 100 feet and the OTC zone 25 feet. There is no minimum lot width for the T zone. In addition, there are no minimum lot depths for any of the zones allowing residential uses.

Yard and setback requirements are not excessive and range from 5 feet to 20 feet. Front setbacks in single family zones allows a progressive setback from 15 to 25 feet. The MU/C-2 zone has no front yard setback and a 10 foot side and rear setback only if the MU/C-2 parcel has a side or rear lot line adjoining residential property. The OTC zone has no front or side yard setback, but has a 10 foot rear yard setback. Height limits in residential zones (R-A, R-1, R-2, and R-3) allow two and three stories (maximum of 30 and 35 feet). Height limits in the MU/C-2 and OTC zones are four stories or 50 feet and three stories or 45 feet, respectively.

With the exception of the R-A zone having no requirement, maximum lot coverage ranges from 40 to 60 percent for residential zones (R-1, R-2, and R-3) which is more than sufficient to accommodate the maximum densities permitted under the General Plan. The MU/C-2 zone has no lot coverage restriction. The OTC has a 2.0 floor area ratio (FAR) of which a maximum of 25 percent may be residential use.

Landscaped open area requires 300 square feet for each dwelling unit in the R-2 zone and 250 square feet for each dwelling unit in the R-3 zone. There is no landscaped open area requirement in the R-A, R-1, MU/C-2, or OTC zones.

The City's residential parking requirements are summarized in **Table 49**.

TABLE 49 RESIDENTIAL PARKING STANDARDS	
Unit Type	Required Parking Spaces
<u>Single Family Dwelling</u>	2 spaces within a garage or carport, or any combination thereof
<u>Duplexes and Multi-Family Dwellings</u> Studio, Bachelor, or 1 Bedroom units 2 Bedroom units 3 Bedroom units 4 Bedroom units	1.5 spaces per unit, 1 covered space/unit 1.75 spaces per unit, 1 covered space/unit 2 spaces per unit, 1 covered space/unit 2 covered spaces per unit
<u>Condominiums</u>	2 spaces per unit within a garage or carport
<u>Elderly and Handicapped</u> Single Family Dwelling Duplexes and Multi-Family Dwellings Studio, Bachelor, or 1 Bedroom units 2 Bedroom units	1 space within a garage or carport 0.6 spaces per unit 1 space per unit
<u>Old Town Commercial</u> Existing Residential Developments New Residential Developments	No requirement As specified above for dwelling unit type

Parking requirements in the City of Lompoc are normal for a city of its size: two spaces per unit for single family dwellings, and one and one-half to two spaces for multi-family dwellings depending on unit types and other project characteristics.

6.1.1.1 Planned Development

The Planned Development (PD) District (Lompoc City Code, Article 5, Sections 7700 – 7708) is intended to provide for the orderly development of land in conformance with the Elements of the General Plan of the City but permitting a flexible design approach to the development of a total community environment equal to or better than that resulting from traditional lot-by-lot land use development.

Various land uses may be combined in a PD District including residential, commercial, and light industrial parks, or any other use or combination of uses which can be made appropriately a part of a planned development.

With respect to residential development, PD Districts encourage residential development at the upper end of the allowed density range within the applicable districts by allowing developers to vary from the strict application of the development standards of the base zoning districts. The flexibility provides for, and can promote the cluster housing, zero lot lines, townhomes, and similar housing types that can be more difficult to develop with typical setbacks, lot coverage, and parking.

6.1.1.2 Permitted Uses in Residential Zoning Districts

The Lompoc City Code designates permitted and non-permitted uses for all developable use types in the City.

- Single family dwellings, detached, are permitted in the R-A, R-1, and R-2 zones. Single family dwellings, detached, are to be conditionally approved in the R-3 zone to encourage multi-family dwellings in the high density residential zone. Single family dwellings, attached, are permitted in the R-2 and R-3 zones.
- Duplexes are not permitted in the R-A or R-1 zones, but are permitted in the R-2 and R-3 zones.
- Triplexes and uses with more than two detached single family dwellings are to be conditionally approved in the R-2 zone, and are permitted in the R-3 zone.
- Apartments for three or more families are permitted in the R-3 zone.
- Group dwellings are permitted in the R-3 zone.
- Second residential units are permitted in the R-1 zone.
- Mobilehome parks, travel trailer parks, and recreational vehicle parks are only permitted in the T zone.
- Residential care providers are permitted in the R-1, R-2, and R-3 zones.

Table 50
City of Lompoc
Permitted and Conditionally Approved Residential Uses¹

Residential Type	Zoning District						
	R-A	R-1	R-2	R-3	T	MU/C-2 ²	OTC ³
Single family dwellings	X	X	X	X (CUP ⁴)		Refer to Footnote 2.	Refer to Footnote 3.
Duplexes or detached single family dwellings			X	X		Refer to Footnote 2.	Refer to Footnote 3.
Triplexes and uses with more than two detached single family dwellings			X (CUP)	X		Refer to Footnote 2.	Refer to Footnote 3.
Apartments ⁵				X		Refer to Footnote 2.	Refer to Footnote 3.
Group dwellings ⁷		X	X	X			
Travel Trailer Park Recreational Vehicle Park					X		
Care of nonrelated 6 or less persons		X	X	X			
7 or more persons		X (CUP)	X (CUP)	X (CUP)			
Mobilehomes ⁸		X			X		
Agricultural workers' living quarters, for persons employed and deriving the major portion of their income from employment on the premises	X						
Caretaker's residence	X ⁹					X	

¹ Does not include CO, CC, General Commercial/C-2, or PCD zones or group quarters.

² Residential Uses in MU designated areas: May include one, two, and multiple family uses provided the residential use is built with a 1.00 FAR with a minimum of 33% of floor area for residential use.

³ Residential Uses in OTC zone: Mixed Use Developments allowed in the OTC zone, including residential and office/retail/service components within the same structure. Residential must be located above the first floor and shall be built with a 2.00 FAR with a maximum of 25% of floor area for residential. Single family and two family dwellings are prohibited uses unless they meet the criteria of the Mixed Use Development. Multiple-family dwellings (three dwelling units but no more than four dwelling units) conditionally permitted uses unless they meet the criteria of the Mixed Use Development.

⁴ CUP Conditional Use Permit

⁵ Apartments: A multiple family dwelling, as herein defined (see dwelling, multi-family⁶), which is expressly for the purpose of providing dwelling units for rent or lease. This definition excludes other types of multi-family dwellings such as stock cooperatives and condominiums even if said stock cooperatives and condominiums provide dwelling units for rent or lease.

⁶ Dwelling, multi-family: A building designed or used for occupancy by three (3) or more families, living independently of each other.

⁷ Group dwellings: Six or less, permitted by right; seven or more requires a conditional use permit.

⁸ Mobilehomes in R-1 zone shall be on permanent foundations in accordance with Health and Safety Code, Section 18551.

⁹ Caretaker's residence allowed as an accessory use.

6.1.1.3 Conditional Use Permit Process

The Conditional Use Permit (CUP) process is described in the Lompoc City Code (Article 1, Section 8880). Applications for use permits are reviewed by the Planning Commission which then has the authority to approve, conditionally approve, or deny the application. The total process of a CUP takes approximately six weeks to complete.

In granting a CUP, the Planning Commission must make all of the following findings:

1. The site of the proposed use is adequate in size and topography to accommodate the proposed use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
2. The site for the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
3. The proposed use will have no adverse effect upon abutting property from the permitted use.
4. The conditions stated in the decision are deemed necessary to protect the public health, safety, and general welfare. The conditions may include but are not limited to:
 - a. *Regulations of use*
 - b. *Special yards, spaces, and buffers.*
 - c. *Surfacing of parking areas.*
 - d. *Requiring street, service road, or alley dedications and improvements or appropriate bonds.*
 - e. *Special fences, solid fences, and walls.*
 - f. *Regulation of points of vehicular ingress and egress.*
 - g. *Regulation of signs.*
 - h. *Landscaping plan designed by landscape architect, to be reviewed and approved by the City Planner.*
 - i. *Requiring maintenance of the grounds.*
 - j. *Regulation of noise, vibration, odors.*
 - k. *Regulation of hours for certain activities.*
 - l. *Time periods within which the proposed use or portions thereof shall be developed.*
 - m. *Duration of use or portions thereof.*
 - n. *Posting of a bond or bonds sufficient to guarantee the removal of any non-conforming structures or uses of the land upon the expiration of the period of the conditional use permit*
 - o. *Requiring the dedication of access rights.*
 - p. *And such other conditions as will make possible the development of the City in an orderly and efficient manner.*

The Planning Commission may impose additional conditions on the following residential uses which require a CUP, but only if the conditions serve to ensure that the appropriate findings can be made: single family dwellings in R-3 zone, triplexes and uses in which more than two detached single family dwellings in R-2 zone, and agricultural workers' living quarters for persons employed and deriving the major portion of their income from employment on the premises in the R-A zone.

The CUP process does not act as a constraint to the development of affordable housing because:

- a CUP is not required for multiple family uses such as duplexes, triplexes, apartments, and group dwellings in the R-3 zone;
- where a CUP is required it does not add significant time or delay to the approval of a project;
- the Planning Commission does not impose additional development standards through the CUP, but rather addresses the findings that are described in Chapter 50 of the Lompoc City Code; and,
- the City's CUP application packet provides clear direction on submittal requirements and the process and standards for review.

6.1.1.4 Architectural Review (Design Review)

The Architectural Review [Design Review (DR)] process is described in the Lompoc City Code (Chapter 50, Title 3, Chapter 2, Article 1, Sections 8825-8833). The purpose of the architectural review is to determine a project's compliance with provisions of the technical codes and development policies of the City and consistency with the established Architectural Review Guidelines. Additionally, architectural review is intended to promote an aesthetically and environmentally pleasing and economically viable community. Typically development projects in the mixed use and Old Town Commercial areas would be subject to the architectural review process.

With the exceptions noted below, applications for architectural review are reviewed by the City Planner. As noted above, the Architectural Review authority is limited to a review of the project's consistency with architectural guidelines and includes review of the building elevations, site and landscaping plans, and signs. The Planning Commission performs the architectural review on the following:

- on all major projects which are located on parcels or lots with frontage on Ocean Avenue, Central Avenue, and "H" Street north of Cypress Avenue;
- on major commercial and industrial projects on "A" Street north of Cypress Avenue;
- on all projects involving the designated landmarks and historical structures and places referred to in the 1988 City of Lompoc Cultural Resources Study; and
- on any application for architectural review, the City Planner may refer, with or without recommendation, the project directly to the Planning Commission for decision.

In approving the architecture and design of a project, the City Planner and Planning Commission will consider the following criteria:

1. Protection of the quality of life of the residents of Lompoc by use of designs that preserve and enhance privacy and minimize detrimental conditions such as noise, glare, unattractive uses, and unsightly elements is required for all projects.
2. Development of residential neighborhoods to preserve unity of character, unique features, and natural conditions to advance toward the goal of neighborhoods harmonious with others and of new residences compatible with existing homes and with the neighborhood are required for all projects subject to this Article.
3. Protection and preservation of the following are encourage on all projects to the extent feasible:
 - a. views;
 - b. open space;
 - c. historically significant sites and structures; and
 - d. privately owned public art on private property.

The City Planner and Planning Commission have the authority to approve, conditionally approve, or disapprove a project.

Other than single family homes in R- zones which are not part of a parcel map or subdivision map, all applications for permits for the construction of any building, structure, or sign in all zone districts, are required to be reviewed for consistency with the architectural guidelines.

The Architectural Review process does not act as a constraint to the development of affordable housing because:

- the Architectural Review is used to guide the development in the City of Lompoc; the guidelines are based on recognized principles of design, planning, and aesthetics, and they follow written policies that are published in the City's "Architectural Review Guidelines" booklet;
- the architectural guidelines explain why the City requires architectural review and what the benefits are, and provide clear standards which will improve and quicken the architectural review process;
- the City encourages creative design and new ideas in the use of building materials, and innovative construction methods, provided what is proposed falls within the City's guidelines;

- a stated goal of architectural review is development that not only is well designed, but also fits in Lompoc, with projects that strike a balance between the developer's preference and the public interest;
- projects which are acted upon by the City Planner are required by Lompoc City Code to be approved, conditionally approved, or disapproved within ten (10) working days of the date of receipt of a complete application;
- projects which are acted upon by the Planning Commission are required by Lompoc City Code to be approved, conditionally approved, or disapproved within thirty (30) working days of the date of receipt of a complete application and after consideration by the Planning Commission during a regularly scheduled meeting;
- Planning Commission meetings are held at least once a month for regularly scheduled meetings and more often as determined necessary;
- the City's DR application packet provides clear direction on submittal requirements and on the process and standards for review; and,
- the Architectural Review Guidelines relating to all design and development within the City of Lompoc are on file in the office of the City Clerk and are available at the Community Development Department public counter.

In conclusion, the Architectural Review process does not add significant time or delay to the approval of projects.

6.1.2 Mobilehome Park Standards

A mobilehome, defined by the National Mobile Home Construction Act of 1974, 42 USC Section 5401 et seq.), is a permitted use in the R-1 zone. The mobilehome in the R-1 zone shall be on a permanent foundation in accordance with California Health and Safety Code Section 18551.

The City also has a designated zone (T) for land for use as a mobilehome park and mobilehome subdivision. The zone is also for travel trailer parks and recreational vehicle parks. The T zone development standards for a mobilehome park include the following:

- Each park shall have an area of not less than 10 acres.
- Allows seven (7) mobilehome park spaces per acre of land within the mobilehome park or subdivision.
- Each mobilehome space shall be located according to the following:
 - ~ minimum 20 feet from an exterior property line of the mobilehome park when the exterior property line abuts a public street;

- ~ minimum 5 feet from any other portion of exterior property line of the mobilehome park; and,
- ~ minimum 5 feet from mobilehome to its side lot or space boundary line
- Landscaped perimeter on sides of the mobilehome park or subdivision abutting a public street.
- Solid wall or fence six (6) feet high on all exterior boundary lines of the mobilehome park or subdivision abutting a public street.
- Thirty (30) foot wide internal streets, surfaced with 2-1/2 inches of asphalt on four (4) inches of base and rolled curbs four (4) inches in height.
- A minimum storage area equivalent to 100 square feet per mobilehome space for storage of boats, campers, camping trailers, utility trailers, and extra vehicles enclosed with a six (6) foot high chain link fence.
- Open space according to the following:
 - ~ Mobilehome park:
 - Family park – 300 square feet per mobilehome space up through 100 spaces plus 200 square feet per mobilehome space beginning with the 101 space.
 - Adult park – 200 square feet per mobilehome space
 - ~ Travel trailer parks and recreation vehicle park - 100 square feet per travel trailer space or recreation vehicle space.
- On-site parking for the resident of the mobilehome in accordance with the residential parking standards included in **Table 49** for multi-family dwellings.
- Guest parking at a ratio of one additional off-street parking space for each seven (7) mobilehome sites in the park.

6.1.3 Building Codes and Enforcement

The City has adopted the 2001 California Administrative Code as a standard for development within the City. The California Administrative Code includes the California Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electric Code, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings, and Uniform Fire Code. This code has been adopted in order to prevent unsafe or hazardous building conditions. In some instances the City's Zoning Ordinance supersedes the California Administrative Code, however, the changes are minor in nature. As such, the City's codes are normal and enforcement does not act as a constraint to the construction or rehabilitation of housing.

A review of the City's amendments to the uniform codes indicates they have no substantial impact on the cost of residential development. Lompoc's amendments to the State Building Code standards are primarily procedural and administrative, such as the appeals procedures, flood plain management process, and reroofing procedures.

6.1.4 On- and Off-Site Improvements

Lompoc is currently experiencing no capacity limitations with the City's water, wastewater, storm drain, and electric utility systems. Development regulations do,

however, require the extension of utilities in order to tie into the City systems, such as the construction of a sewer trunk line to serve new development; the payment of charges for installed improvements, such as the installation of electric transformers; contributions to aid in the expansion of existing facilities and the construction of new facilities necessitated by new development, such as a retention basin to accommodate run-off produced by paving.

Currently, Lompoc Unified School District (LUSD) facilities are operating at capacity and the fees charged for new construction are not sufficient to build additional new facilities needed to accommodate projected enrollment increases. All other City-required improvements are similar to those of surrounding communities, therefore, no other inordinate constraints have been identified regarding the City's utility infrastructure.

6.1.5 Fees and Exactions

Land development within the City is subject to fees imposed by the City to offset future capital expenditures and to accommodate future development or defray the cost of water treatment, street maintenance, environmental review, development review, permit processing, field inspections, police protection, fire protection, and recreational activities. The City departments which levy fees include: Public Works, Building, Community Development, Police, Fire, and Parks and Recreation. Each type of capital improvement fee that is levied by the City is imposed in relationship to an estimated future capital expenditure and conforms to the stipulations of AB 1600 legislation. The size of City permit processing fees collected varies. See **Appendix D** for detailed information on the fees that apply to residential projects. In brief, the fees are assessed on the basis of the following factors.

- Complexity of application review;
- The valuation of the land proposed for development;
- The number of acres proposed for development;
- The number of dwelling units;
- The valuation of proposed construction and improvements;
- Square footage of floor area; and
- The number of plumbing fixtures per unit.

Appendix E presents an overview of City fees for (1) an average 2,360 square foot residence with an attached 414 square foot two-car garage and 107 square foot patio on an infill lot and (2) a 14-unit apartment consisting of three buildings (total 15,878 square feet) with attached garages (5,066 square feet) on an infill lot. The fees listed in **Appendix E** are an estimate as fees can vary considerably depending upon whether improvements such as water and sewer lines, streets, curbs, gutters, and sidewalks exist.

The following public improvements, if absent, are additional costs to the applicant: street front curb and gutter \$0.202 per lineal foot, sidewalk or cross gutters \$0.059 per square foot, driveway \$0.078 per square foot, and street paving \$0.037 per square foot.

In addition to the City, other agencies impose various fees. For example, the Lompoc Unified School District levies a fee based on the square footage of new construction. In addition, the California Department of Fish and Game requires a filing fee to defray the cost of managing and protecting wildlife resources. The fees are collected by the City when a "Notice of Determination" is filed with the County Clerk. The fees range from \$850.00 to \$1,250.00.

6.1.6 Permit Processing Procedures

All processing time increases the cost of development. The residential development review process normally begins with the filing of a preliminary map or site plan for consideration by the Development Review Board and ends with issuance of the Certificate of Occupancy. There are many steps which may be necessary before the final development of a housing project can take place. These steps include: plan check, architectural review, and other forms of approval. Each step requires some form of administrative process and various amounts of time.

Processing time varies considerably from a few weeks to several months depending on the complexity of the proposed project and its conformance with the General Plan and Zoning Ordinance. Projects range from the development of a single unit on an existing lot with appropriate zoning and land use designations to the annexation or subdivision of land needing numerous improvements, zone changes, and an environmental impact report (EIR). The City's local processing times are further defined in **Table 51**.

Table 51 Local Development Processing Timeframes	
Item	Approximate Length of Time to Public Hearing
Single Family Residence	2 weeks Building Permit
Duplexes or Two Single Family Residences R-2 or R-3 Zoning Districts	Architectural Review
Three or More Residential Units R-2	Conditional Use Permit
Three or More Residential Units R-3	Architectural Review
Four or More Residential Units R-3	Architectural Review
Conditional Use Permit	6 weeks to Planning Commission
Architectural Review	2 weeks administrative review 6 weeks to Planning Commission
Tentative Parcel Map	6 weeks to Planning Commission
Tentative Tract Map	6 weeks to Planning Commission
Variance	6 weeks
Zoning Amendment or Zone Change	12 weeks
Environmental Documentation	4 to 10 weeks (Average 8 weeks)
General Plan Amendment	12 weeks
Note: Timeframes indicated above are based on the date an application is deemed complete.	
Final Map	8 weeks
Plan Check	2 to 8 weeks

Architectural Review is conducted by the City Planner or Planning Commission. Conditional Use Permits and Tentative Maps are reviewed by the Planning Commission. Variances, Zoning Amendments or Zone Changes, General Plan Amendments are reviewed by both the Planning Commission and City Council.

The City does not have a separate architectural review board or environmental review committee. These reviews are a function of the Planning Commission in the case of conditional use permits, development plans, and tentative maps and of both the Planning Commission and City Council in the case of variances, zoning amendments or zone changes, and General Plan amendments. In an effort to provide complete preliminary information on a project to an applicant, the City instituted the Development Review Board (DRB) process in the mid-1980's. The DRB is comprised of City staff from the various City departments that have the responsibility for reviewing development proposals, drafting Conditions of Approval, and enforcing City requirements and regulations. The DRB meets regularly at least once or twice a month, or more often on an as needed basis, as a result of project applications submitted to the City or at the request of an applicant who wants to get an early indication of a project's requirements. Upon submittal of a preliminary site plan or a complete application package for a discretionary permit, City staff will schedule the project within two weeks of its submittal date. City staff will review the submittal and prepare verbal or written comments and draft Conditions of Approval to exchange at the DRB meeting. The availability of complete information from one DRB meeting allows an applicant an early indication of potential issues and conditions and can save the applicant time and money in the long term. The City regularly receives positive comments regarding its development review process.

6.1.7 Housing for Persons with Disabilities

6.1.7.1 Procedures For Ensuring Reasonable Accommodations

The City is committed to addressing constraints imposed on individuals with disabilities including improving accessibility and reducing architectural barriers in the public right-of-way and public facilities. Improvements to streets and sidewalks, parks, and public facilities have been completed and additional improvements are underway. Approximately \$69,820 in Community Development Block Grant (CDBG) funds were expended in 2002-2003 for ADA compliant sidewalk construction and curb cuts. Improvements consisted of pedestrian ramps, new sidewalks, and new cross-gutters at eleven locations in the low/mod census tract areas. Improvements in parks included the installation of accessible fountains and resurfacing of concrete areas.

Improvements to public facilities include improvements to City Hall of approximately \$108,100 in CDBG funds, the public library, and community center. Improvements to City Hall include remodeling the public counter area and public restrooms. These improvements combined with existing accessibility accommodations including parking for disabled persons, ramps and at-grade access into City Hall and electrically controlled automatic entrance doors and wide open public areas allows disabled

persons access to City Hall for business purposes including obtaining zoning information and building permits. Improvements to the public library and community center include the installation of an ADA audio-visual emergency warning system that will notify disabled patrons through alarms and flashing lights on exiting the building in the event of an emergency.

The City makes every effort to accommodate disabled individuals at all public meetings. On each City Council and Planning Commission agenda, the following notice is included:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting including review of the agenda and related documents, please contact the City Clerk (805) 875-8241/Planning Division (805) 875-8273 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

When contacted regarding accessibility issues, City staff will provide for the participation of disabled individuals by supplying assisted listening devices, print enlargers, sign language interpreters, and other necessary accommodations, as well as generally providing for the physical mobility of all participants.

6.1.7.2 Zoning and Land Use

As part of the update of the City's Housing Element, the City has reviewed all of its zoning laws, policies, and practices for compliance with fair housing law. The City has not identified zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

- The parking standards contained in the City's Zoning Ordinance allow a reduction in the number of parking spaces required for housing for persons with disabilities. The number of parking spaces required per housing unit for persons with disabilities is less than the number of parking spaces required for single family, multi-family, and condominium developments. This reduction also applies to housing for elderly persons. The City's parking standards for residential uses are shown in **Table 49**.
- The City permits group homes with 6 or fewer residents in residential zoning districts (R-1, R-2, and R-3) including group homes that provide services on-site. Group homes with more than 6 residents, including said group homes that provide services on-site, require Planning Commission approval subject to a conditional use permit in residential zoning districts (R-1, R-2, and R-3).
- The City does not impose occupancy standards for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural

improvements are required for a group home, a building permit is required as is for any other occupancy type undergoing improvements.

- The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

6.1.7.3 Permits and Processing

The City's policy is to expedite the plan review and permit issuance for work that is fairly minor and non-complex. Generally, permit requests for remodeling a home for access by disabled persons is considered minor and the time frame for plan review can typically range from over the counter to a few days.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are fairly simple and straightforward. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Requests for retrofitting homes for accessibility (i.e., ramp request) which involve exterior improvements are viewed by the Planning Division as architectural features. In many cases, the City's Zoning Ordinance allows architectural features to encroach into the standard required setbacks.

Requests for inspections of work for which permits have been issued usually require 24 hour notice, however, in some instances inspections can be accommodated the same day the request comes into the office particularly if the request is received during the morning hours.

The City has also actively removed constraints on the development of housing for persons with disabilities. These actions are intended to keep the cost of housing for persons with disabilities as low as possible. In conformance with State law, the City's Zoning Ordinance allows the care of six or less non-related persons by right in a residential zoning district (R-1, R-2, and R-3). A conditional use permit is not required to be obtained for the care of six or less non-related persons. This residential use is intended to provide, create, and maintain a home environment which will be healthy and physically safe for the care of the non-related individuals on a 24 hour basis. The City has no requirement restricting the proximity of such homes to one another.

The Planning Commission may approve residential care facilities for more than six individuals in residential zoning districts (R-1, R-2, and R-3), subject to a conditional use permit, after a noticed public hearing. This process allows for community input into the approval process, and is no different than the approval process necessary for other

projects that require a conditional use permit. The City does not have standard conditions of approval specifically for residential care facilities but has standard conditions of approval for development in general. Examples of standard conditions for development in general would be a requirement for the conditional use permit to be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance, a requirement that the applicant make dedications of public right-of-way (when adjacent to an unimproved street), and a requirement that the applicant conform to all applicable development standards. The City will develop special conditions for developments in general on a case-by-case basis.

6.1.7.4 Building Codes

The Building Division in the City of Lompoc reviews all proposed development for compliance with accessibility requirements for persons with disabilities, and has not adopted any amendments that could diminish the ability to accommodate persons with disabilities. Representatives from the Building Division have indicated that each proposed development that will be open to the public, including multi-family residential developments, are subject to review for compliance with the California Administrative Code, the Americans with Disabilities Act (ADA), and all other applicable regulations in the state of California. Likewise, the City's codes regarding State and ADA requirements are normal and enforcement does not act as a constraint to the construction or rehabilitation of housing for persons with disabilities.

6.2 Nongovernmental Constraints

There are a number of financial components involved in the development of housing. These components include the cost of developable land, construction and site improvement costs, sales and marketing, and financing and profit. Because these costs respond to market forces, it is not possible for a local governmental body to control them.

6.2.1 Cost of Developable Land

As of 2002, Lompoc has approximately 153 acres of vacant developable land zoned for residential use within its boundaries. Although the cost of land and housing in Lompoc is reasonable the impending shortage of land will become a constraint in the future. Much of the surrounding vacant land available for annexation is currently prime agricultural land under Williamson Act contracts. Therefore, it is not viewed as favorable land for annexation. The City of Lompoc is currently processing an annexation application for approximately 150 acres of property to the north of the present City Limit line and Sphere of Influence. This area is designated as Urban Residential under the County of Santa Barbara's Comprehensive Plan. The project application under review includes annexation, General Plan amendment, and zone change of the 150 acres to accommodate 476 potential residential units that will include a mix of single family residences on lots ranging from 7,000 square feet to one-half acres and multi-family

residential units. This area would contribute to the potential land use resources for low- and moderate-income housing opportunities.

Based on a recent study prepared by a land consultant for purposes of updating park impact fees, the Citywide average fair market value of a typical acre of unsubdivided, residentially zoned land within the City of Lompoc is \$200,000 per acre. Depending on the density of a project that could be developed on a particular site, this equates to approximately \$9,000 to \$32,000 per dwelling unit.

6.2.2 Construction and Site Improvement Costs

Although the amount of building materials and labor can be estimated, the market costs of these development inputs is unpredictable. The materials are a market-driven commodity (e.g. lumber) which operates outside the direct influence of the local governmental body. Transportation costs associated with the materials are also subject to market forces. Lompoc's distance from major metropolitan areas can also effect the final cost of materials. Demolition and the subsequent disposal of existing structures must also be figured into the cost of construction and rehabilitation. Due to Lompoc's relative small size, the labor force required for the construction of new housing units may not be adequately supplied by the City's population. This may require extended commutes or the temporary lodging of skilled craftsmen or construction specialists, once again adding to the contractor's overhead.

6.2.3 Sales and Marketing

The sales and marketing approach which a developer pursues can have an effect on the selling price of a housing unit. If a developer is concerned with a prompt return on his/her investment, it may be necessary for advertisement and marketing to a broader market.

6.2.4 Financing and Profit

Financing costs are dependent upon national economic trends and policy decisions. Minor fluctuations in interest rates may add or save thousands of dollars to the buying public on the cost of a home. These fluctuations can also save or add significantly to the developer's final costs. The same market forces that create an appealing market for development create an appealing market for the home-buying public. Funds for new construction and residential mortgages are available from banks, savings and loans, and private mortgage lenders. In combination with readily available financing sources and reasonably priced real estate, the Lompoc housing market creates no constraints to homeownership.

The City has not uncovered any local constraints to the availability or cost of financing for home purchases or rehabilitation that differ significantly from the availability or cost of financing generally in California. Even in the City's older neighborhoods, there are no

barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders).

7.0 EXISTING AND AVAILABLE IMPLEMENTATION MEASURES

7.1 Federal Programs

7.1.1 HUD – Homeownership Opportunities for People Everywhere (HOPE) Program

The purpose of the program is to provide homeownership opportunities to lower income families and individuals by providing grantees with Federal assistance to initially acquire and rehabilitate single family properties (owned by Federal, State and local governments) at affordable prices. The program provides both planning and implementation grants. Eligible activities include identification of eligible properties, training to develop a homeownership program, administrative costs, architectural and engineering work, property acquisition, rehabilitation costs, counseling and training of eligible families, relocation costs of eligible families, temporary relocation costs of homebuyers during rehabilitation, legal fees, and economic development activities that promote economic self-sufficiency.

7.1.2 HUD – Home Investment Partnership Act (HOME)

The purpose of the Home Investment Partnership Act is to: expand the supply of decent, affordable housing for low- and very low-income families with emphasis on rental housing; build state and local capacity to carry out affordable housing programs; and provide for coordinated assistance to participants in the development of affordable low-income housing. Eligible activities for funding under HOME are rehabilitation, new construction, acquisition, and tenant based rental assistance. There are matching fund requirements of 25% for both new construction and for rehabilitation. HOME funds used in conjunction with rental units must comply with the following requirements:

- 90 percent of funds must be allocated to families whose income does not exceed 60 percent of the Santa Barbara County median income;
- The remaining funds must be allocated to families whose income does not exceed 80 percent of the Santa Barbara County median income; and
- For properties with five or more HOME-assisted units, at least 20 percent of the units must go to very low-income families paying no more than 30 percent of their gross adjusted income on rent.

HOME funds used to facilitate homeownership must go entirely to: families earning less than 80 percent of the Santa Barbara County median income; who are first time homebuyers; and, who will utilize the unit as their principal residence.

7.1.3 HUD – Section 8 Program

This program makes certificate and voucher funds available to local housing authorities on a competitive allocation basis. Through this program, the Housing Authority provides rental subsidy payments directly to private property owners on behalf of eligible tenants. Section 8 assistance provides the difference between one-third of a household income and the monthly cost of an apartment up to a certain standard price (set regionally and according to the number of bedrooms).

7.1.4 HUD – Section 202 Program

The program provides funding to expand the supply of housing with supportive services for elderly persons. The types of financing available are capital advances and project rental assistance. The capital advances (bearing no interest) are used to finance the development of units and are not required to be repaid as long as the housing units remain available for occupancy by very low-income elderly persons for a period of at least 40 years. Project rental assistance is available to cover the difference between HUD-approved operating costs per unit and the amount the resident pays. Eligible development methods are new construction, rehabilitation, and acquisition of housing from the Resolution Trust Corporation. Occupancy of Section 202 housing is open to very low-income elderly persons 62 years of age or older.

7.1.5 HUD – Section 811 Program

The program provides funding to expand the supply of specially designed housing with supportive services for persons with disabilities. The types of financing available are capital advances and project rental assistance. The capital advances (bearing no interest) are used to finance the development of units and are not required to be repaid as long as the housing units remain available for occupancy by very low-income disabled persons for a period of at least 40 years. Project rental assistance is available to cover the difference between HUD-approved operating cost per unit and 30 per cent of the resident's adjusted income. Eligible development methods are new construction, rehabilitation, acquisition of housing for group homes, and acquisition of housing from the Resolution Trust Corporation for group homes and independent living facilities. Occupancy of Section 811 housing is open to very low-income persons with disabilities who are at least 18 years old. A variety of housing options may be developed under this program including:

- Group Homes – a single family residential structure for no more than eight persons with disabilities combining multiple bedrooms (single or double occupancy) with a kitchen, shared living areas, utility areas, and at least one bathroom for every four persons;
- Independent Living Facilities – a structure containing separate, self-contained units (each must have a kitchen and bath) for not more than 24 persons with

disabilities except for projects for persons with chronic mental illness which may not exceed 20 such persons; and

- Intermediate Care Facilities – a group home for persons with developmental disabilities that is licensed by the State Medicaid Agency and receives Title 19 funds to cover the cost of services.

7.1.6 HUD – Shelter Plus Care Homeless Rental Housing Assistance Program

This program provides rental assistance, in concert with supportive services from other Federal, State, and local sources, to homeless persons with disabilities. The assistance is targeted primarily to homeless persons who are seriously mentally ill, have chronic problems with alcohol or drugs, or both, or who have acquired immunodeficiency syndrome and related diseases. The Shelter Plus Care Program provides rental assistance including grants through three components: 1) homeless rental housing assistance program (S+C/HRHA); 2) Section 8 Moderate Rehabilitation Program for Single Room Occupancy Dwellings for Homeless Individuals (S+C/SRO); and 3) Section 202 rental housing assistance (S+C/202). However, the most applicable component for Lompoc's homeless needs would be S+C/202. This program component provides assistance in connection with rental assistance under Section 202 of the Housing Act of 1959. Rental assistance is for a period of five years for housing in group homes or independent living units.

7.1.7 HUD – Emergency Shelter Program

This program provides grants according to the formula used for Community Development Block Grants (CDBG). Eligible activities include renovation, major rehabilitation, or conversion of buildings for use as emergency shelters for the homeless. With certain limitations, grantees may also spend funds on essential services for the homeless, including homeless prevention efforts. In addition, grantees may spend funds on operating costs such as maintenance, insurance, utilities, and furnishings.

7.1.8 Community Development Block Grants (CDBG)

The program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunity, principally for low- and moderate-income persons. Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which either benefit low- and moderate-income persons, or aid in the prevention or elimination of slums and blight. In addition, activities may be carried out which the community certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Activities that can be carried out with block grant funds include the acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, and the conversion of schools for eligible purposes. In addition CDBG funds may be used to pay for public services and activities relating to energy conservation.

7.2 State Programs

7.2.1 California Self-Help Housing Program (CSHHP)

This program assists low- and moderate-income families to build and rehabilitate their homes with their own labor. The program provides grants to sponsor organizations to provide technical assistance to participating families. Loans are also made to sponsor organizations to assist with project development and construction. Interest on these development assistance loans are waived when “rolled over” as mortgage assistance for individual low-income homeowners. The program also makes rehabilitation and mortgage assistance loans available to low-income homeowners. Repayment of principal and interest on these loans is deferred until the property is sold or transferred, or until the owner ceases full-time occupancy. Loans are forgiven after 20 years of full-time occupancy.

7.2.2 Mobilehome Park Resident Ownership Program (MPROP)

This program assists low-income residents of mobilehome parks to purchase the mobilehome parks in which they live in order to preserve housing affordability. The program provides technical assistance to mobilehome park resident organizations and various loans to: facilitate park purchase by a resident organization corporation; finance park purchase by a resident organization corporation where loan benefits are exclusively used to assure affordable housing costs for low-income park residents; and assure housing affordability for low-income park residents when they purchase a cooperative interest or condominium space.

7.2.3 Multifamily Housing Program (MHP)

This program assists in new construction, rehabilitation and preservation of permanent and transitional rental housing for low-income households. This program provides low interest loans to finance new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Several programs administered under MHP include the California Housing Rehabilitation Program – Owner Component and Rental Component and the California Rental Housing Construction Program (RHCP).

7.2.3.1 California Housing Rehabilitation Program – Owner Component

This program assists in the rehabilitation of substandard homes owned and occupied by lower income households. The program provides low interest loans to finance rehabilitation efforts required to bring a home into compliance with the California Health and Safety Code including: repair of code violations; improvements to ensure handicapped accessibility; room additions; and general property improvements.

7.2.3.2 California Housing Rehabilitation Program – Rental Component

This program provides loans to rehabilitate unreinforced masonry multi-family units or substandard low-income rental housing to increase the ability of the structures to withstand earthquakes. When these funds are used for the health and safety rehabilitation of rental structures, all assisted-units must be occupied by low-income persons. The rent for assisted units is restricted by a regulatory agreement. Eligible activities include rehabilitation including seismic rehabilitation, code violation rehabilitation, conversion from nonresidential to residential use, or reconstruction. Eligible projects include single family or multi-family rental dwellings, residential hotels, mixed residential and commercial buildings, mixed owner occupied and rental buildings, group homes for persons in need of special services, congregate homes, and limited-equity cooperatives.

7.2.3.3 California Rental Housing Construction Program (RHCP)

This program aids in the new construction of rental units affordable to low-income households. The program provides low interest long-term loans for both construction and permanent financing. Eligible activities include development and construction costs associated with new rental housing units for low-income households. The number of assisted units in each project must be at least 30 percent of the total number of units. Projects also must have at least five rental or cooperative units on one or more sites, i.e. a mobilehome park with five or more mobilehome units, or a residential hotel or group home with five or more units. In addition, at least two-thirds of the assisted units in a project must be for very low-income households. The rent for assisted units is restricted by a regulatory agreement.

7.2.4 California Housing Finance Agency (CalHFA)

This program supports the needs of renters and first-time homebuyers by providing financing and programs that create safe, decent and affordable housing opportunities for individuals within specified income ranges. The CalHFA program includes a homeownership program that provides below-market interest rate mortgage loans to very low-to moderate income first-time homebuyers and a multifamily loan program that provides financing for the acquisition, rehabilitation and preservation of existing rent housing, as well as the new construction of rental housing targeted to low- and moderate-income families and individuals.

7.3 Local Programs

7.3.1 Density Bonus Ordinance

State law mandates that local governments shall grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to build at least:

- 20 percent of the units for lower-income households; or
- 10 percent of the units for very low-income households; or
- 50 percent of the units for senior citizens.

Every jurisdiction must adopt an implementing ordinance, including procedures for assessing the means of compliance of applications for a density bonus. The ordinance must specify the type of additional developer incentives which will be provided (unless an additional incentive is found unnecessary to reach target affordability). The additional developer incentives must include at least one of the following:

- Modified development standards;
- Permit mixed-use zoning within housing development;
- Allow other regulatory incentives which result in cost reductions; or
- Provide other incentives of equivalent financial value based upon the land cost per dwelling.

The density bonus makes residential development more economical, especially where land costs are high. In effect, a density bonus allows local governments to create greater land value in a project which can then be used to subsidize affordable housing. Bonus units thereby incorporate lower-income households into substantially market rate housing projects and can also make the conversion of higher-cost non-residential land for new housing economically feasible.

The City of Lompoc adopted a density bonus affordable housing ordinance in 1997 which contains the elements identified above and, therefore, meets the requirements of State law. To date, no one has applied for a density bonus under the current program.

7.3.2 Second Units

A second unit is an additional self-contained living unit, attached to the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. It is also known as a "granny flat", "in-law unit", or an "accessory dwelling." State law permits second units and establishes minimum standards for their development. The City has adopted a second unit ordinance which is consistent with State law.

7.3.3 Inclusionary Zoning

Typically inclusionary zoning mandates that a percentage of private residential development projects be affordable to low- and moderate-income households. Inclusionary zoning is usually applied to projects of a certain minimum size, usually between five and ten units. In addition, it is usually implemented in conjunction with an in-lieu fee option. The average set-aside requirement is that ten percent of the residential project be affordable to low-income households. In-lieu fees, where permitted, range from \$15,000/unit to as high as \$100,000/unit.

In 1992, the City of Lompoc adopted a policy that requires all residential development of ten units or more to provide ten percent of the units affordable to very low-, low-, and median-income households. In 1997, this policy was amended to require that projects located within the City's Old Town Redevelopment Project, Amendment No. 2 area provide 15 percent of new housing affordable to low- and moderate-income households with at least 40 percent of those units to be used by very low-income households.

The policy allows a project that is not in the City's Old Town Redevelopment Project, Amendment No. 2 area to provide the units off-site or pay an in-lieu fee if it is determined to be infeasible to provide the units on-site. The policy further stipulates that current market prices for housing may be taken into consideration in fulfilling a portion of the affordability requirement. This is achieved when the median market price for housing is less than the current maximum median income price. The Planning Commission may find that median income housing opportunities are fulfilling a portion of the requirement. In such cases, not less than 5 percent of the total units in the project are to be affordable to very low-, low-, and median-income households.

Developers of residential developments in the City have met the affordability requirements and have not opted for payment of an in-lieu fee, therefore, an in-lieu fee has not yet been adopted.

7.3.4 Redevelopment Area Expansion

State law authorizes the use of redevelopment to make sites available for the construction of new housing, to provide subsidies for affordable housing, and aid in the preservation and upgrading of residential areas. In 1984 the City established a redevelopment area, the Old Town Redevelopment Project, originally consisting of 80 acres of land and located in the "downtown" portion of the City of Lompoc. An existing redevelopment area can be expanded or additional redevelopment project areas may be established. In 1998, the Lompoc Redevelopment Agency expanded the Old Town Redevelopment Project area (Old Town Lompoc Redevelopment Project, Amendment No. 1) and added 920 acres of land bringing the area under the authority of the Lompoc Redevelopment Agency to approximately 1,000 acres. In 2002, the Lompoc Redevelopment Agency expanded the Old Town Redevelopment Project area a second time (Old Town Lompoc Redevelopment Project, Amendment No. 2) adding 79.6 acres of land to the area.

The Old Town Lompoc Redevelopment Project, Amendment No. 2 area contains a good mix of land uses, but is made up mostly of residential uses, including single family, multi-family, and mobilehome units. These residential uses make up the largest land uses in the Old Town Lompoc Redevelopment Project, Amendment No. 2 area, comprising over 55 percent of the total land area (excluding streets). Moreover, there is a vacant 26.31-acre parcel located in the Old Town Lompoc Redevelopment Project, Amendment No. 2 area zoned for low density residential use.

There are a total of 99 residential units in the "pipeline" that are located in residentially zoned districts in the Redevelopment Project area. Additionally, the General Plan has designated portions of the Redevelopment Project area as mixed-use, oriented toward pedestrian uses including commercial, office, civic, cultural, and recreational. As noted in **Table 40**, approximately 4 acres of vacant mixed-use land within the redevelopment area can accommodate mixed-use high density residential uses, with a potential for 81 dwelling units at the upper limits of the density range of 21.8 dwelling units per acre. An additional 32.9 underdeveloped mixed-use land within the redevelopment area can accommodate mixed-use high density residential uses, with a potential for 640 dwelling units at the upper limits of the density range of 21.8 dwelling units per acre. These areas would contribute to the potential land use resources for very low-, low- and moderate-income housing opportunities.

The increased property tax revenue resulting from new private investment in the redevelopment area goes to the redevelopment agency. These tax increment funds must be used for public improvements in the redevelopment area and for affordable housing development anywhere in the City. State law requires that at least 20 percent of all property tax increments in a redevelopment area be set aside to subsidize new, existing, or rehabilitated low- and moderate-income housing. As of 2002, the redevelopment area generates approximately \$105,000 annually from tax revenues for the City's Low- and Moderate-Income Housing Fund. The fund is available for a housing project or program and for fiscal year 2001-2002 has been designated for the following specific housing purposes:

- ◆ \$22,000 for rehabilitation of a multi-family 3-unit apartment;
- ◆ \$44,300 for rehabilitation of a multi-family 18-unit apartment;
- ◆ \$33,597 for acquisition and rehabilitation of a multi-family 2-unit project; and
- ◆ \$20,000 for financing for two single family dwellings for Habitat for Humanity.

Lompoc's City Council adopted the Old Town Redevelopment Project Area (Project Area) Implementation Plan for the fiscal year 2003-2008 on August 19, 2003. In accordance with California Health and Safety Code Section 33490 (a) (1), an implementation plan shall contain specific goals and objectives of the redevelopment agency for the Project Area, specific programs, including potential projects, estimated expenditures proposed to be made during the next five years, and an explanation of

how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area. An implementation plan must also describe how the low- and moderate-income housing fund will be utilized.

Table 52 which was extrapolated from the Implementation Plan, outlines the housing production plan and estimated costs over the next five-year period using the low- and moderate-income housing fund.

Table 52 Lompoc Redevelopment Agency Implementation Plan 2003-2008 FIVE-YEAR HOUSING PRODUCTION SCHEDULE AND COST ESTIMATES						
Income Level	Program Name	Annual Housing Production Estimates				
		2003/04	2004/05	2005/06	2006/07	2007/08
		Units				
Low- and Moderate-Income	New Construction	1	2	2	2	2
	Major Rehabilitation	1	2	2	2	2
	Affordability Covenants and First-Time Homebuyer	1	2	2	2	2
Very Low-Income	New Construction	0	1	1	1	1
	Major Rehabilitation	1	1	1	1	1
Total		4	8	8	8	8
Expenditures from Low- and Moderate-Income Housing Fund						
Low- and Moderate-Income	New Construction	\$50,000	\$103,500	\$107,123	\$110,872	\$114,752
	Major Rehabilitation	\$30,000	\$62,100	\$64,274	\$66,523	\$68,851
	Affordability Covenants and First-Time Homebuyer	\$25,000	\$51,750	\$53,561	\$55,436	\$57,376
Very Low-Income	New Construction	\$0	\$77,625	\$80,342	\$83,154	\$86,064
	Major Rehabilitation	\$40,000	\$41,400	\$42,849	\$44,349	\$45,901
Total		\$145,000	\$336,375	\$348,148	\$360,333	\$372,945

Source: Old Town Lompoc Redevelopment Project Area Implementation Plan 2003-2008
Lompoc Redevelopment Agency

In addition to providing funds for housing programs, redevelopment law enables the City to issue bonds and otherwise finance housing construction and to acquire land for new housing. The Lompoc Redevelopment Agency also has eminent domain powers to acquire sites including sites for housing, both within and outside of a project area.

Furthermore, State law requires that at least six percent of new or rehabilitated housing in a redevelopment project must be affordable to very low-income households; another nine percent must be affordable to moderate-income households.

8.0 EQUAL HOUSING OPPORTUNITIES

Fair Housing Act information is published on posters and in a brochure that is made available to the City by the U.S. Department of Housing and Urban Development. The brochure is published and is available in both English and Spanish. The posters and brochures are prominently displayed in City Hall, the Lompoc Public Library, the

Anderson Recreation Center, the Lompoc Valley Community Center, and the Legal Aid Foundation Office. Additionally, whenever the Code Enforcement Officer responds to a tenant- landlord complaint, the Code Enforcement Officer will make a field visit to the property and during the inspection the Fair Housing Act brochure is given to the tenants of the property.

The City of Lompoc contracts with the Legal Aid Foundation (LAF) to provide fair housing services in the City. Contract services with LAF include educating the public in fair housing practices and testing the local market to verify compliance with fair housing laws regarding instances of discrimination based on race, religion, ethnicity, gender preference, marital status, and size and makeup of family.

The LAF maintains an office in Lompoc at 106 South C Street, Suite A, Lompoc, CA 93436, (805) 736-6582. LAF is open from 9:00 a.m. to 4:30 p.m. Monday through Thursday. LAF information is posted at the public counter in the Community Development Department office at City Hall. The LAF office is located across the street to the east of City Hall.

Legal Aid made two community presentations in the past 13 months, one for the general public and one for landlords and property managers. An LAF attorney presented an educational program in September of last year on the Lompoc Police Beat TV Program on the local cable station. A second LAF attorney presented an educational program at the North Santa Barbara County Rental Property Owners and Managers breakfast meeting in May 2003 in the Lompoc Police Department conference room. The attorney discussed Fair Housing rules and regulations, provided handouts, considered hypothetical situations, and answered questions. Twenty-six people were in attendance.

The LAF conducted Fair Housing testing in June 2003 at five realty/apartment management office sites in Lompoc. The testing involved trained volunteers to verify compliance with the Federal Fair Housing law. The tests, so far, have shown that, overall, no overt signs of discrimination were exhibited.

During the 2002-2003 fiscal year, in the course of its everyday operations, the Lompoc office of LAF has interviewed, either by phone or in person, 139 clients who had landlord/tenant issues. The majority of these cases involved evictions, the remainder of these cases were concerned with lack of or improper repairs, disagreements regarding amounts of refunds on security deposits and habitability issues, such as infestation, leaky roofs, unsafe gas water heaters and furnaces, mold, mildew on walls and floors, and non-functioning plumbing. Habitability is a frequent issue in the Unlawful Detainer (Eviction) cases that come through the Lompoc office of the LAF.

In addition, residential projects in the Lompoc Redevelopment Agency Project Area are required to submit a marketing plan illustrating how the developer of the project will comply with fair housing opportunities.

Also, application packets for single family and multi-family housing rehabilitation loans contain a "Fair Lending Notice" notifying applicants of the fair housing discrimination act. The "Fair Lending Notice" is required to be signed by the applicants of the rehabilitation loan.

Lastly, local newspaper advertising for the City's rehabilitation loans and the grant process incorporate the fair lending logo.

9.0 ENERGY CONSERVATION IN HOUSING

The Government Code requirements (Section 65583) for housing elements require an analysis of opportunities for energy conservation in regard to residential development.

With respect to housing, energy is consumed both during and after the construction phase, both on-site and off-site. Examples of off-site energy consumption include: increased demand at power generation facilities and increased petroleum consumption associated with vehicular traffic (to and from the residence) both during and after construction. The primary form of energy consumed during the construction phase is petroleum energy used by earthmoving and construction equipment. The greatest amount of energy consumed, however, is after construction in the use of natural gas and electricity to heat, cool, light, and otherwise maintain the individual homes once they are built.

Many opportunities exist for energy conservation in housing design. Structural orientation, shape, exposure, patterns, windows, wall and roof characteristics, color, texture, and reflective and absorptive surfaces are just a few of the relevant considerations. Mechanical systems may be used to supplement these design considerations when environmental considerations are severe enough to exceed the capacity of the designed envelope to handle them. In other words, air conditioning should not be used as a substitute for proper building design and construction.

Attached dwellings are more energy efficient per unit than are an equivalent number of single family detached-units, due to the decreased wall and surface area being exposed to heat loss during the winter and heat absorption during the summer. Besides dwelling unit type, some energy-reducing measures are possible for Lompoc through better design and more environmentally-sound project orientation. Such measures could also include:

- The use of solar water heating systems.
- Insulation throughout a unit, including insulated glass and insulated hot water lines.
- Design and orientation of the structures. In Lompoc, heavy sun radiation loads will act most decisively on the roof and on the eastern and western exposures during the summer. Eastern and western walls are exposed to the sun for longer

periods and with greater intensity than a south wall, which intercepts solar rays at less direct angles. South exposures permit more significant heat gains during the winter (low sun) and less during the summer (high sun). Openings in the east and west walls are subject to direct radiation loads year-round. Thus, buildings in Lompoc are generally best developed with the long axis on the structure and major window openings facing south and reduced east/west exposure.

- Where ideal orientation of the structure is not feasible, the use of overhangs, movable external shading on windows (to deflect sunlight or allow it to enter), and heat-reflective glass, particularly on east and west exposures, can moderate seasonal increases in temperature. It should be noted that reflective and/or absorbing glass is unnecessary on north to northwest-facing windows; and that clear glass is best for south-facing windows.
- The use of appropriate and well-placed landscaping and reduced paving areas to moderate temperature and decrease wind velocity; for example, deciduous trees located on the south and west provide shade during the summer, yet allow light and heat to enter during the winter months.
- The project designs which encourage walking and bicycle riding. For example, mid-block bicycle and pedestrian easements are a design possibility.

10.0 GLOSSARY

Above Moderate-Income Household – A household earning more than 120% of median household income. The City uses the income limits which are determined by HUD and provided to the City by HCD.

Accessible Housing – Units accessible and adaptable to the needs of the physically disabled.

Affordable Housing – Units affordable to very low-, low-, or moderate-income families or persons.

Attached Single Family Dwelling – A single family dwelling which is attached to another single family dwelling along a common wall which runs along the shared property line.

CCD – Census County Division.

CDBG – Community Development Block Grant Program.

Detached Single Family Dwelling – A single family dwelling (with or without an attached garage) which has open space on all four sides of the structure.

Dwelling Unit (DU) – A house, apartment, condominium, or mobilehome. See also Housing Unit.

Family Household – Two or more persons living in the same household who are related to each other by birth, marriage, or adoption.

FHA – Federal Housing Administration.

HCD – California Department of Housing and Community Development.

Household – One or more persons who occupy a housing unit.

Housing Affordability – The generally accepted measure for determining whether a person can afford housing means no more than 25% - 33% of one's household income on housing costs, which includes principle and interest. For example, a beginning school teacher earning \$35,000 per year can afford to pay up to \$875 per month for housing. For the purposes of this Housing Element 30% of gross household income available for housing costs is the threshold for affordability.

Housing "Affordable to Low- and Moderate-Income Households"

For Sale Units. Housing units in conjunction with a particular project where very low-, low-, and median-income homeowners can reside without spending in excess of 30 percent of their gross monthly income on mortgage payments,

homeowners association dues (where applicable), property taxes, insurance, and average monthly utility expenses.

Rental Units. Housing units in conjunction with a particular project where very low-, low-, and median-income renters can reside without spending in excess of 30 percent of their gross monthly income on rent payments and average monthly utility expenses.

Housing Market Area (HMA) – A geographical area which meets the social and economic requirements of the community and provides its population with facilities such that commuting to another housing market area in order to work or shop is elective.

Housing Unit – A house, apartment, condominium, mobilehome, group of rooms, or single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

HUD – U.S. Department of Housing and Urban Development.

Inclusionary Zoning – A regulation that requires a minimum percentage of the units in housing projects to be reserved for households of a certain income level (e.g. low- or moderate-income).

Low-Income Households – Defined by California housing element law as households earning 50-80% of median household income. The City uses the income limits determined by HUD and provided to the City by HCD.

Median Household Income – The mid-point at which half of the County's households earn more and half earn less.

MFD – Multi-Family Dwelling.

MH – Mobilehome.

Moderate-Income Household – Defined by California housing element law as a household earning 80-120% of median household income. The City uses the income limits which are determined by HUD and provided to the City by HCD.

Multiple Family Housing Unit – Housing where two or more units are located in the same structure on a single parcel.

Nonfamily Household – Two or more persons living in the same household who are not related by birth, marriage, or adoption.

Persons per Household – The statistical average number of persons in a household.

RHNP – Regional Housing Needs Plan.

Separate living quarters – Quarters in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Single Family Dwelling Unit (SFD) – A single dwelling unit located on a single parcel.

SSI – Supplemental Security Income

Very Low-Income Household – Defined by California housing element law as households earning less than 50% of the median household income. The City uses the income limits determined by HUD and provided to the City by HCD.

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12.0 ENDNOTES

1. See Glossary for household income definitions. The City utilizes the most recent household income thresholds provided by the U.S. Department of Housing and Urban Development to determine the relative affordability of housing units.
2. This housing affordability distribution was obtained from the Santa Barbara County Association of Governments, Regional Housing Needs Plan, December 2002.
3. State Department of Finance, 1990, 1991, 1992, and 2002. E-5 Report.
4. State Department of Finance, E-5 City/County Population and Housing Estimates for Individual Counties, May 12, 2003.
5. Telephone conversation with Charles Chan; State Department of Health Services, Health Data and Statistics Branch; April 13, 1992.
6. Santa Barbara County Association of Governments, Regional Growth Forecast 2000 – 2030.
7. Based on conversations on February 25, 2003 with VAFB Civilian Payroll Department, Military Personnel Department, and Army and Air Force Exchange Service Personnel Department 381 of 7,509 employees live in Lompoc. Information was not available for residences of employees of private contractors performing work at VAFB.
8. UCSB Economic Forecast Project, Volume 5, May 2002. *North Santa Barbara County Economic Outlook 2002*.
9. The largest group-quarters population in Lompoc are inmates in correctional institutions. The inmate population accounted for approximately 91 percent of all group-quarters occupants and totaled 3,137 according to the 1990 Census.
10. The estimated number of renters living in overcrowded conditions was derived by taking the total number of overcrowded households (1,946) multiplying by the percentage of overcrowded households which are renter occupied (0.68) and then multiplying by average renter occupied household size (2.91).
11. The 1980 household income distribution was obtained from the *Regional Housing Needs Plan*.
12. The 1990 household income distribution was derived from 1990 Census income information for Santa Barbara County and the City of Lompoc using a methodology provided by the State Department of Housing and Community

Development in Appendix 7 of *Developing A Regional Housing Needs Plan, July 1988*.

13. The 2000 household income distribution was derived from 2000 Census income information for Santa Barbara County and the City of Lompoc using a methodology provided to Santa Barbara County Association of Governments by the State Department of Housing and Community Development.
14. The 2000 renter and owner household overpayment information was derived from 2000 Census income information for Santa Barbara County and the City of Lompoc using a methodology provided to Santa Barbara County Association of Governments by the State Department of Housing and Community Development.
15. The "1990 Total Unit" column and the "2000 Total Unit" column summarize data obtained from the 1990 and 2000 U.S. Census.
16. The average annual percent change calculation assumes continued annual compounding for the twelve year period.
17. Price information was provided by Wiser Property Management, Prudential Hunter Property Management, Lompoc Realty, Park Place Apartments, Ravenswood Apartments, and Kailani Village Apartments.
18. The appropriateness of the 30 percent affordability threshold was verified through conversations with the State Department of Housing and Community Development (Gary Collord), Wells Fargo Bank (Matt Costello), First Valley Bank (Paulette Cappelen), and the California Association of Realtors Research Department (G.U. Krueger).
19. FHA loans require a three percent down payment, and the maximum loan limit may not exceed \$280,749. A two to three percent down payment is required on VA mortgages, and the maximum loan limit may not exceed \$322,700.
20. Income limits are established annually by HUD. These income limits are codified in California Health and Safety Code Sections 50079.5, 50105, and 50106 and are transmitted to the City by the State Department of Housing and Community Development.
21. Conversation with Frank Thompson, Housing Consultant, August 2003.
22. Conversation with Dave Young of the Social Security Administration in Santa Maria, May 2003.
23. The 2000 Census annual household income poverty thresholds for single mothers with 1, 2, or 3 children were \$11,250, \$14,150, and \$17,050, respectively.

24. In 1987 the Federal government enacted the Stewart B. McKinney Act to study homelessness. The Act required counties and cities to submit a Comprehensive Homeless Assistance Plan (CHAP) to HUD in order to be eligible for funds authorized under the Act.
25. In 2001, the State Legislature changed the mandatory revision date of the City's Housing Element from December 31, 2003 to June 30, 2008. Consequently, the length of the Housing Element implementation period has been extended from five to seven and one-half years.
26. Dwelling unit potential was calculated separately for each parcel.
27. Potential additional dwelling unit capacity for each parcel was calculated on an analysis of current projects, existing properties, and a hypothetical project described in Section 5.1.2.1 of which the end result is to divide parcel acreage (i.e. total lot area less public improvements, setbacks and unbuildable acreage) by the minimum land area per dwelling unit requirement for the applicable zone and then subtracting the number of existing units.

For example, a 0.23 acre R-3 parcel with one existing dwelling unit would have an additional dwelling unit capacity of 4 units.

Calculation Methodology:

- ★ Current use acreage = 0.23 acres = 10,019 square feet
- ★ Minimum land area per dwelling unit in the R-3 zone = 2,000 square feet per dwelling units
- ★ Number of existing units = 1

$10,019 \text{ sq ft} / (2,000 \text{ sq ft/unit}) = 5.01 \text{ units allowed}$
 $5 \text{ units allowed} - 1 \text{ existing unit} = 4 \text{ additional units}$

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APPENDIX A

Housing Condition Survey Methodology

Overview

The initial housing condition survey was conducted in November, 1991. Surveyors evaluated only external structural characteristics to assess housing condition. The subsequent focused survey was conducted in August and September of 2003. Likewise, only external structural characteristics were evaluated to assess the housing condition.

The areas included in the initial survey were selected by reviewing the dates of citywide Subdivision Maps. Survey areas were initially determined by reviewing residential areas subdivided prior to 1971. These residential areas included over 60 percent of the housing units in the city and all the units constructed before 1971. Areas which were excluded from the survey were subdivided after 1971 and were made up of units built after 1972. These post-1972 units were generally considered in "A" condition (see explanation below) by the City's Building Department. Information from the 1980 and 1990 U.S. Census on factors such as lower-than-average household income, household tenure, and household ethnicity were also considered prior to finalizing the survey area. The survey area was divided into 31 sub-areas along Census Tract boundaries. The subsequent focused survey conducted in August and September of 2003 was performed on those Census Tracts that contained the housing units categorized in 1991 as Conditions C and D. A general less focused survey was conducted during this same period of time on the housing units in the remaining census tracts.

Five surveyors collected the raw housing condition data on the initial survey. The surveyors were assigned areas throughout the City. However, surveyors were not assigned to evaluate areas in which they resided. Extensive discussions, photos depicting each housing condition category, and a brief field session were utilized to provide uniform application of the evaluation criteria by the surveyors. In addition, a local building contractor was included in one orientation session to verify cost estimates for typical housing repairs, so that surveyors could be more certain of what observable rehabilitation needs would cost to repair.

Evaluation Criteria

Four evaluation criteria were used to determine the condition of single family dwellings and multiple family dwellings and three evaluation criteria were used to describe mobilehome condition.

The evaluation categories for single and multiple family dwellings were as follows:

- Condition "A" (satisfactory units or better)

Condition "A" units were new or near new housing under construction and older housing which had been carefully maintained. This included all housing units in areas developed after 1980.

- Condition "B" (units needing minor rehabilitation)

Condition "B" units were housing with apparent minor visible deficiencies where an expenditure of under \$10,000 and regular ongoing maintenance would extend the useful life of the structure beyond a 40 year period. Visible characteristics typical of Condition "B" included weathered or deteriorating roof material, weathered areas requiring painting, and sagging or inoperable garage doors. These units had received some regular maintenance but showed early signs of physical deterioration.

- Condition "C" (units needing major rehabilitation)

Condition "C" units were substandard housing where major deficiencies were apparent. These deficiencies included the absence of foundations, sagging roofs, weathered areas requiring replacement, and some structural failure in porches and steps. These were usually older structures (pre-building code) whose original construction was inadequate or structures which have had little or insufficient maintenance. Buildings in this condition, unless rehabilitated, could be beyond reasonable economic repair within a 3 to 10 year period. "C" condition housing would likely require a \$10,000 to \$40,000 expenditure and a program of sound maintenance to provide the building with an additional 40 year life.

- Condition "D" (units needing replacement)

Condition "D" units were defined as dilapidated substandard housing which has deteriorated beyond reasonable economic repair. The term "reasonable economic repair" means a sum of money in excess of 50 percent of the "as is" value of the building which would be required to rehabilitate the dwelling to livable standards. These units were severely neglected and showed no recent signs of maintenance.

The mobilehome evaluation criteria differed from that used for stationary housing in that units requiring minor and major rehabilitation were not distinguished. Consequently, the condition of mobilehomes was evaluated using three criterion.

- Condition "A" – Satisfactory

Condition "A" mobilehomes were new or newer homes and older homes which had been carefully maintained which showed no significant signs of exterior deterioration.

- Condition "B" – Needing Rehabilitation

Condition "B" mobilehomes showed clear signs of physical deterioration including: peeling paint, weathering, and sagging steps or doors.

- Condition "C" – Needing Replacement

Condition "C" mobilehomes were severely neglected homes where no signs of regular maintenance were observable.

Survey Method

Surveyors were provided data collection forms for each area they were assigned. The percentage of units counted within each area varied. Areas were surveyed 100, 50, or 25 percent depending on the degree of housing variation. That is, a greater percentage of housing units were counted in areas with a high degree of housing variation (in terms of age and architectural style). Surveyors categorized and tallied all counted units in a given area. Single family dwellings, multi-family dwellings, and mobilehome data was categorized and tallied separately within each survey area.

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APPENDIX B
UNDERDEVELOPED LAND RESOURCES - PARCEL BY PARCEL LIST
MIXED USE (MU) GENERAL PLAN LAND USE DESIGNATION

Street Address APN			Lot Size		Land Use/ Year Built	Existing Dwelling Units	Potential Additional Dwelling Units
			(acreage)	(square feet)			
331 N. G 85-021-01	Street		0.21	9,100	Vacant Warehouse 1958		4
327 N. G 85-021-02	Street		0.31	13,650	American Industrial Supply 1962		6
325 N. G 85-021-03	Street		0.20	8,750	American Industrial Supply 1973		4
321 N. G 85-021-04	Street		0.48	21,000	U-Haul Rental Yard 1949		10
139 N. G 85-122-01	Street		0.20	8,750	Rape Crisis Center/ Lompoc Valley Board of Realtors 1925		4
133 N. G 85-122-02	Street		0.20	8,750	Chiropractic Health Center 1938		4
129 N. G 85-122-03	Street		0.16	7,000	Hairtique HairStyling/Residence 1930	1	2
125 N. G 85-122-04	Street		0.16	7,000	Residence 1940	1	2
121 N. G 85-122-05	Street		0.16	7,000	Agriculture Commission Office 1925	1	2
133 N. F 85-123-02	Street		0.16	7,000	Catherine Wilkerson's Chiropractic Office 1941		3
135 N. F 85-123-16	Street		0.08	3,500	Catherine Wilkerson's Chiropractic Office 1941		1
129 N. F 85-123-03	Street		0.20	8,750	Speedy Towing Parking		4
125 N. F 85-123-04	Street		0.20	8,750	Speedy Towing 1959		4
117 N. F 85-123-05	Street		0.16	7,000	Speedy Towing Storage Yard		3
117 N. F 85-123-05	Street		0.16	7,000	Parking		3
115-1/2 N. F 85-123-06	Street		0.05	2,000	Warehouse 1980		1
115 N. F 85-123-07	Street		0.11	5,000	Residence 1919	1	1
119 N. E 85-131-06	Street		0.16	7,000	Residence 1929/1938	2	1
117-1/2 N. E 85-131-07	Street		0.06	2,600	Residence 1941	1	0
117 N. E 85-131-08	Street		0.10	4,400	Residence 1913	1	1
118 N. G 85-123-11	Street		0.16	7,000	Professional Office 1925/1958		3
122 N. G 85-123-12	Street		0.20	8,750	Residence 1941		4
126 N. G 85-123-13	Street		0.28	12,250	Residence 1936	4	2

130	N. G 85-123-14	Street	0.48	21,000	Residence 1941	2	8
212	E. Walnut 85-123-15	Avenue	0.16	7,000	Office 1923		3
320	E. Walnut 85-131-01	Avenue	0.16	7,000	Lompoc Automotive (Vacant) 1963		3
133	N. E 85-131-02	Street	0.16	7,000	Residence 1918	1	2
131	N. E 85-131-03	Street	0.16	7,000	Residence 1903	1	2
127	N. E 85-131-04	Street	0.16	7,000	Residence 1935	2	1
123	N. E 85-131-05	Street	0.16	7,000	Residence 1937	2	1
124	N. F 85-131-15	Street	0.24	10,500	Jeffers Muffler Shop 1960		4
128	N. F 85-131-16	Street	0.12	5,250	Residence 1959	1	1
132	N. F 85-131-17	Street	0.12	5,250	Residence 1932	1	1
136	N. F 85-131-18	Street	0.15	6,750	Residence 1903	1	2
312	E. Walnut 85-131-19	Avenue	0.09	3,750	Residence 1938	1	0
139	N. D 85-132-01	Street	0.16	7,000	Essential Touch Massage Therapy 1906	1	2
133	N. D 85-132-02	Street	0.15	6,646	VIVA Office 1923	1	2
131	N. D 85-132-03	Street	0.14	5,961	Residence 1929	1	2
127	N. D 85-132-04	Street	0.11	4,893	Residence 1903	1	1
119	N. D 85-132-06	Street	0.16	7,000	Alano Club 1913	1	2
115	N. D 85-132-07	Street	0.16	7,000	Residence 1958	3	0
123	N. D 85-132-05	Street	0.24	10,500	Office >1953		4
126	N. E 85-132-15	Street	0.16	7,000	Residence 1930	4	0
128	N. E 85-132-16	Street	0.16	7,000	Residence 1929	1	2
132	N. E 85-132-17	Street	0.16	7,000	Residence 1932	2	1
138	N. E 85-132-18	Street	0.16	7,000	Residence 1928	2	1
116	N. E 85-132-19	Street	0.48	21,000	Kings La-Z-Boy Gallery Furniture Shop 1928	6	4
223	N. G 85-082-05	Street	0.16	7,000	Storage Yard		3
219	N. G 85-082-06	Street	0.08	3,500	Residence 1937	1	0
215	N. G 85-082-07	Street	0.12	5,250	Residence 1954	1	1
218	N. I 85-081-09	Street	0.16	7,000	Zona Seca Office 1949		3

222 N. I 85-081-10	Street	0.24	10,500	St. James Missionary Baptist Church 1931		4
228 N. I 85-081-11	Street	0.16	7,000	Residence 1990	2	1
120 W. Chestnut 85-081-16	Avenue	0.40	17,500	Community Action Commission Office 1973		8
239 N. G 85-082-01	Street	0.16	7,000	Residence 1951	4	0
235 N. G 85-082-02	Street	0.16	7,000	Residence 1890	1	2
231 N. G 85-082-03	Street	0.16	7,000	Storage Yard		3
227 N. G 85-082-04	Street	0.24	10,500	Storage Yard		4
211 N. G 85-082-08	Street	0.20	8,750	Parking		4
119 E. Walnut 85-082-09	Avenue	0.16	7,000	Wiser Realty Office 1923	1	2
115 E. Walnut 85-082-10	Avenue	0.16	7,000	Parking		3
209 E. Walnut 85-083-12	Avenue	0.16	7,000	Residence 1911	2	1
203 E. Walnut 85-083-13	Avenue	0.16	7,000	Residence 1890	1	2
210 N. G 85-083-14	Street	0.16	7,000	Residence 1920	1	2
214 N. G 85-083-15	Street	0.16	7,000	Residence 1890	1	2
218 N. G 85-083-16	Street	0.12	5,227	Residence 1923	1	1
220 N. G 85-083-17	Street	0.12	5,227	Residence 1913	1	1
224 N. G 85-083-18	Street	0.16	7,000	Residence 1920	1	2
230 N. G 85-083-19	Street	0.24	10,500	Residence 1923	3	1
230/232 N. G 85-083-20	Street	0.08	3,485	Residence 1946	2	0
200 E. Chestnut 85-083-23	Avenue	0.08	3,484	Gospel Lighthouse Church 1960		1
113 S. F 85-163-08	Street	0.16	7,000	Perry's Auto Parts & Garage 1959		3
115 S. F 85-163-09	Street	0.16	7,000	Residence 1947	1	2
118 S. G 85-163-18	Street	0.16	7,000	Storage Yard		3
112 S. G 85-163-19	Street	0.16	7,000	Residence 1925	1	2
TOTAL		13.20	577,423		72	179

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APPENDIX C
UNDERDEVELOPED LAND RESOURCES - PARCEL BY PARCEL LIST
OLD TOWN COMMERCIAL (OTC) GENERAL PLAN LAND USE DESIGNATION

Street Address APN		Lot Size		Land Use/ Year Built	Existing Dwelling Units	Potential Additional Dwelling Units
		(acreage)	(square feet)			
121 N. H 85-121-03	Street	0.16	7,000	Legal Offices 1952		3
115 N. H 85-121-04	Street	0.24	10,500	Lompoc Record		4
135 N. H 85-121-01	Street	0.40	17,500	Walnut Plaza - mixed commercial uses		8
101 N. H 85-121-05	Street	0.16	7,000	Lilley Building - mixed commercial uses		3
105 W. Ocean 85-121-06	Avenue	0.16	7,000	Penelope's Tea & Gifts 1894		3
109 W. Ocean 85-121-07	Avenue	0.08	3,500	Parking		1
111 W. Ocean 85-121-08	Avenue	0.08	3,500	Rollins Photography		1
113-115 W. Ocean 85-121-09	Avenue	0.16	7,000	The Antique Store 1897		3
117 W. Ocean 85-121-10	Avenue	0.08	3,500	Rice Bowl Restaurant 1957		2
119 W. Ocean 85-121-11	Avenue	0.08	3,500	Bar/Lounge 1893		2
123 W. Ocean 85-121-12	Avenue	0.16	7,000	Lompoc Realty Co./Paulin's Flooring 1897		3
116 N. I 85-121-13	Street	0.32	14,000	LOVARC Office/Lompoc Dance Studio 1938		6
124 N. I 85-121-14	Street	0.56	24,500	Office Building (Vacant) 1959		12
120 W. Walnut 85-121-15	Avenue	0.24	10,500	Auto Repair Shop/Yard 1963		4
119 E. Ocean 85-122-07	Avenue	0.24	10,200	Retail Plumbing Shop 1954		4
117 E. Ocean 85-122-08	Avenue	0.08	3,500	Beauty Supply 1964		1
115 E. Ocean 85-122-09	Avenue	0.08	3,500	A & B Sewing Machine Center 1964		1
112 N. H 85-122-16	Street	0.32	14,000	Lompoc Theater/Retail Shops 1927		6
122 N. H 85-122-21	Street	0.48	21,000	Parking		10
219 E. Ocean 85-123-08	Avenue	0.32	14,000	Rapunsel's Hair/Residence/ Vacant Building 1940	1	5
203 E. Ocean 85-123-09	Avenue	0.32	14,000	Toyota Car Dealership 1946		6
203 E. Ocean 85-123-10	Avenue	0.32	14,000	Toyota Car Dealership 1946		6
122 W. Ocean 85-161-02	Avenue	0.40	17,500	Pacific Health & Fitness Gym/Vacant Space		8

239	N. H 85-081-01	Street	0.18	7,700	Used Auto Sales Lot/Trailer (Vacant) 1956		3
233	N. H 85-081-02	Street	0.14	6,300	Residence/Duplex 1945	2	1
205	N. H 85-081-07	Street	0.35	15,400	Mixed Commercial/ Retail/Office 1921		7
215	N. H 85-081-15	Street	0.93	40,600	Bank of America 1958		20
200	N. H 85-082-17	Street	0.64	28,000	Santa Barbara Bank & Trust 1973		13
234	N. H 85-082-15	Street	0.56	24,500	Mural Society Workshop Site 1947		12
321	W. Ocean 91-082-11	Avenue	0.16	7,000	Lennie's Bar 1963		3
131	N. I 91-083-02	Street	0.40	17,500	Martial Arts Studio/Collectors Galley West Frames/Better Beds & Furniture Warehouse/Vacant Warehouse (Rear) 1958		8
129	N. I 91-083-03	Street	0.24	10,500	Knights of Pythias 1962		4
119	N. I 91-083-04	Street	0.24	10,500	Parking		4
113	N. I 91-083-05	Street	0.24	10,500	Monique's Beauty Supply/ American Host Restaurant/ Last Stop Hats & Boutique 1962		4
205	W. Ocean 91-083-08	Avenue	0.16	7,000	Owens Music Co. 1959		3
314	W. Ocean 91-102-03	Avenue	0.16	7,000	Parking		3
304	W. Ocean 91-102-21	Avenue	0.48	21,000	Jetty Restaurant 1974		10
320	W. Ocean 91-102-22	Avenue	0.32	14,000	Carpet One/Valley Flooring 1947		6
214	W. Ocean 91-103-02	Avenue	0.08	3,500	Parking		1
208	W. Ocean 91-103-03	Avenue	0.24	10,500	Parking		4
204	W. Ocean 91-103-04	Avenue	0.16	7,000	Parking		3
200	W. Ocean 91-103-05	Avenue	0.16	7,000	Parking		3
111	S. I 91-103-06	Street	0.16	7,000	Chamber of Commerce 1890		3
137	S. I 91-103-09	Street	0.32	14,000	Parking		6
221	W. Ocean 91-103-10	Avenue	0.16	7,000	Parking		3
134	S. J 91-103-11	Street	0.12	5,258	Parking		2
130	S. J 91-103-12	Street	0.12	5,251	Parking		2
114	S. J 91-103-16	Street	0.16	7,000	Warehouse (Vacant)		3

200	W. Ocean 91-103-20	Avenue	0.32	14,000	Parking		6
	E. Ocean 85-162-01	Avenue	0.32	14,000	First American Title Office/ Dr. Marsh Ophthalmology		6
108	E. Ocean 85-162-02	Avenue	0.16	7,000	Parking		3
112	E. Ocean 85-162-03	Avenue	0.08	3,500	Parking		1
114	E. Ocean 85-162-04	Avenue	0.08	3,500	Parking		1
116	E. Ocean 85-162-05	Avenue	0.08	3,500	Parking		1
118	E. Ocean 85-162-06	Avenue	0.08	3,500	Valley Homecare 1959		1
122	E. Ocean 85-162-07	Avenue	0.08	3,500	Elegant Carpet 1942		1
124	E. Ocean 85-162-08	Avenue	0.08	3,500	Taco Loco Restaurant 1959		1
101	E. Cypress 85-162-15	Avenue	0.32	14,000	Centennial Square Park		6
128	S. H 85-162-16	Street	0.16	7,000	The Gas Co. Office 1932		3
126	S. H 85-162-17	Street	0.08	3,500	Retail (Vacant) 1974		1
118	S. H 85-162-20	Street	0.16	7,000	Blacksmith Steak House 1962		3
114	S. H 85-162-21	Street	0.12	5,250	Jasper's Cocktail Lounge 1964		2
112	S. H 85-162-22	Street	0.12	5,250	Parking		2
200	E. Ocean 85-163-01	Avenue	0.24	10,500	Taco Loco Restaurant 1967		4
206	E. Ocean 85-163-02	Avenue	0.08	3,500	Gracian Feed Pet & Western Wear		1
212	E. Ocean 85-163-05	Avenue	0.32	14,000	Star Motel 1950	1	5
222	E. Ocean 85-163-07	Avenue	0.16	7,000	Hampton's Radiator Repair 1953		3
208	E. Ocean 85-163-20	Avenue	0.16	7,000	Motorcycles - Harley Davidson 1958		3
123	N. H 85-121-17	Street	0.16	7,000	Stillman's Dry Cleaners 1949/1957		3
123	N. H 85-121-16	Street	0.16	7,000	Parking		3
110-112	W. Ocean 85-161-03	Avenue	0.16	7,000	Second Time Around Thrift Store 1937/1932		3
106	W. Ocean 85-161-04	Avenue	0.08	3,500	BMS Black Market Skate Shop/Oddfellows Lodge 1962		1
	W. Ocean 85-161-05	Avenue	0.09	4,000	Antique Mall 1905		1
105-107	S. H 85-161-06	Street	0.12	5,166	Southside Coffee Co./Printed Matter Bookstore 1905		2
109-111	S. H 85-161-07	Street	0.11	4,834	Mike's Trains & Hobbies/ Vacant Retail Space 1897		2

113-115	S. H 85-161-08	Street	0.16	7,000	Photo/Picture Studio 1903		3
117	S. H 85-161-09	Street	0.08	3,500	Haircuts Hair Salon/Hot Nail Salon 1961		1
125	S. H 85-161-12	Street	0.16	7,000	Lompoc Furniture Mart 1905		3
127	S. H 85-161-13	Street	0.08	3,500	Modern Barber Shop 1959		1
129-131	S. H 85-161-14	Street	0.16	7,000	Retail Ceramics 1958/1976		3
137	S. H 85-161-24	Street	0.16	6,954	Parking		3
139	S. H 85-161-17	Street	0.16	7,046	Sleep Shop >1960		3
	W. Cypress 85-161-18	Avenue	0.24	10,500	Parking		4
132	S. I 85-161-19	Street	0.16	7,000	Parking		3
128	S. I 85-161-20	Street	0.08	3,500	Parking		1
	S. I 85-161-21	Street	0.32	14,000	Parking		6
112	S. I 85-161-23	Street	0.32	14,000	Sissy's Uptown Café 1943		6
301-307	W. Ocean 91-082-09	Avenue	0.48	21,000	Go Bananas Custom Wood and Fine Furniture/Oliveira's Fashion Floor & Carpet Clean 1952/1953		10
201	W. Ocean 91-083-07	Avenue	0.16	7,000	Better Beds & Furniture Store 1939		3
213	W. Ocean 91-083-10	Avenue	0.24	10,500	Mad Mack's Barbeque & Grill 1937		4
217-219	W. Ocean 91-083-11	Avenue	0.16	7,000	Armero Electric Sales & Service 1959		3
223	W. Ocean 91-083-12	Avenue	0.16	7,000	Bicycle Connection 1965		3
TOTAL			19.68	860,709		4	362

APPENDIX D

City Residential Development Fees – As of September 2003

The information provided below is included to assist in estimating City fees for residential development and is updated regularly. Specific development proposals and plans are needed to provide more precise cost information. Large residential developments may have environmental impacts which require mitigation through imposed conditions of approval and can involve additional financial expenditures to achieve compliance. In addition, residential development fees are assessed by other governmental agencies with authority outside the City's jurisdiction (e.g., the Lompoc Unified School District and the California State Department of Fish and Game).

PLANNING FEES

Architectural Review	\$895.70
Conditional Use Permit	Actual Cost \$500 deposit
Design Review (Site Plan / Building Plan)	Actual Cost \$500 deposit
Development Agreement	Actual Cost \$500 deposit
General Plan Amendment.....	Actual Cost \$1,000 deposit
Lot Merger	\$647.65
Parcel Map.....	Actual Cost \$500 deposit
Subdivision Map	Actual Cost \$1,000 deposit
Zone Change	Actual Cost \$1,000 deposit

ENVIRONMENTAL REVIEW FEES

Negative Declaration.....	\$78.40
Environmental Impact Report	Actual Cost \$2,000 deposit

ENGINEERING FEES

Engineering Plan Check	\$271.40 / lot
Grading Permit	Less than 50 cubic yards/\$65.00
Traffic Impact Fee	
- Single Family Dwelling	\$161/unit
- Multi-Family Dwelling	\$209/unit

REFUSE/RECYCLING FEES

Refuse Collection Containers

- Single Family Dwelling.....\$145
- All Other Dwelling Types \$235 for 350 gal/\$330 for 440 gal each

WATER FEES

Retrofit Cost.....\$1,386 - \$2,256 per unit,
depending on unit type

Water Meter Fee \$79 for 5/8" meter/\$115 for 1/2" meter/\$167 for 1" meter

Water Connection \$2,435 (for 3/4" water meter)

Wastewater Connection..... \$261 (for 3/4" water meter)

ELECTRIC FEES

Electric Meter Installation Fee

- Residential \$130.10/unit

FIRE FEES

Subdivision Project Review.....\$38.35

Pre-plan Review\$101.65

Plancheck/Field Test & Inspection

- Hotels and apartment houses (R-1 occupancies)..... 1-5 units/\$101.65
6-15 units/\$126.90
16-30 units/\$140.05
31-50 units/\$152.45
51-75 units/\$177.75

(for more than 75 units, refer to City of Lompoc Master Fee Schedule)

Fire Protection Assessment Charge \$0.0055 per gross building area

PARKLAND FEES

Single Family Dwellings

- detached\$3,030 / unit
- attached\$2,950 / unit

Duplexes, Triplexes, Four-plexes\$2,900 / unit

Apartment Complexes (5 or more units)\$2,690 / unit

Mobilehomes\$2,130 / unit

POLICE FEES

Police Station Impact Fee

- Single Family Dwellings	\$143/unit
- Multi-Family Dwellings	\$143/unit

BUILDING PERMIT FEES

Fees are based upon building valuation. To determine valuation the Building Division utilizes valuation data compiled in Building Standards magazine in April 2001. The valuation data represents average costs for most residential buildings.

<u>Occupancy and Type of Construction</u>	<u>Cost per Square Foot, Good Construction</u>
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Apartment Houses:

Type I or II F.R.....	\$107.10
Type V – Masonry	\$87.00
Type V – Wood Frame	\$80.40

Dwellings:

Type V – Masonry	\$95.50
Type V – Wood Frame	\$95.00

Private Garages:

Wood Frame.....	\$30.00
Masonry.....	\$30.00
Open Carports.....	\$25.90

After valuation has been determined fees are levied according to the schedule below. The source of this schedule is the California Administrative Code.

<u>Total Valuation</u>	<u>Fee</u>
\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000.

\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof.

Strong-Motion Instrumentation Program (SMIP)..... valuation X \$0.0001

(Per State of California, Department of Conservation, Resources Agency, Division of Mines and Geology for Strong-Motion Instrumentation and Seismic Hazard Mapping Fee, Fee Schedule, Category 1 Construction (1 to 3 Story Residential), Method 1.)

Electrical Permit Fees, Mechanical Permit Fees, and Plumbing Permit Fees vary according to number and type of fixtures, appliances, and equipment. However, the City of Lompoc has adopted the permit fee schedules in the California Administrative Code.

APPENDIX E

CITY OF LOMPOC DEVELOPMENT FEES FOR TYPICAL SINGLE-FAMILY AND MULTI-FAMILY HOMES ¹		
Type of Fee	Cost Per Unit	
	Single-Family ²	Multi-Family ³
Building Permit	\$1,767.21	\$11,289.70
Plan Check	\$1,148.69	\$8,338.46
Police Station Fee	\$143.00	\$2,002.00
Traffic Signal Fee	161.00	\$2,926.00
Wastewater Fee	\$261.00	\$861.00
Fire Fund	\$15.85	\$88.95
Electric Meter	\$130.10	\$1,734.60
Water Impact Fee	\$2,435.00	\$8,035.00
Refuse Containers	\$145.00	\$660.00
Retrofit Fee	\$1,386.00	\$19,405.40
SMIP Fee	\$23.80	\$166.02
Water Meter	\$115.00	\$945.00
Park Impact Fee ⁴		
Electrical Permit	\$220.24	\$1,497.70
Mechanical Permit	\$91.55	\$900.40
Plumbing Permit	\$238.20	\$1,602.50
Grading Permit (< 50 cu yds)	\$65.00	\$65.00
Unit Fire Fee (Fire Dept. plan check fee) ⁵		\$358.65
Totals	\$8,346.64	\$60,876.38
Per unit fee	\$8,346.64	\$4,348.31

¹ In addition to City fees, developers of new residential construction are obligated to pay school fees at a rate of \$1.84 per square foot of conditioned space for single family dwellings and multi-family units.

² Single-family residence valued at \$238,118 for purposes of building permit fees.

³ Multi-family residence valued at \$1,660,390 for purposes of building permit fees.

⁴ Park Impact Fee is only applicable on residential subdivision developments; not applicable to infill lots. Park Impact Fees for various residential uses are listed in Appendix D.

⁵ Unit Fire Fee is only applicable for R-1 occupancies as defined in the Uniform Building Code which would include hotels and apartment houses but not single family residences.

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APPENDIX F

Analysis of Previous Housing Element

Introduction

State Guidelines require that each community evaluate previous Housing Elements in terms of:

- Effectiveness of the element;
- Progress in implementation; and
- Appropriateness of proposed goals, objectives, and policies, given what has been learned.

Following is the City's best effort to provide the State Department of Housing and Community Development (HCD) with a "report card" meeting the above criteria. An evaluation methodology was established to undertake this effort because the City does not act alone in implementing its' adopted Housing Elements. Other participants include:

- County of Santa Barbara – Housing Authority;
- Lompoc Housing Assistance Corporation (a nonprofit entity);
- Santa Barbara County Local Agency Formation Commission;
- Santa Barbara County, Planning and Development Department (Environmental Review and Bond Programs);
- U.S. Department of Housing and Urban Development; and
- State Department of Housing and Community Development.

While reviewing the 1997 Housing Element, we found that the goals are broad enough to encompass a range of policies and objectives and have been found (through an examination of their policies) to serve the interests of the state and city. Staff has evaluated the 1997 Housing Element policies and objectives. Based on this evaluation, adjustment of specific policies and objective items is deemed appropriate for the update. These amendments are identified in the tables that follow.

Discussion of Policies and Objectives Relating to Goal 1

Goal 1: Provide a choice of housing opportunities for all economic segments of the community.

The City of Lompoc has provided sufficient land to accommodate residential growth for a variety of single family homes and multi-family units. The construction of housing units has been low over the last ten years due to the recession. Additionally, the vacancy rate has fluctuated between 2.3 percent and 4.1 percent which is relatively lower than the standard 4.5 percent to 5.0 percent vacancy rate range. A 2.3 to 4.1 percent vacancy rate indicates an imbalance between the supply and demand of housing in the City. Regardless, this goal enabled the City to process housing projects to add 360 housing units to its housing stock since 1990 and keep overall residential vacancy rates at 4.1

percent (according to the U.S. Census Bureau). The City currently has a number of residential developments in various stages of the permitting and construction process for both homeownership and rental for very low-, low-, moderate-, and above moderate-income households. Development applications for approximately 663 single family units and 366 multi-family units have either been approved for construction or are currently being reviewed by the Community Development Department.

In 2001 the City adopted the Old Town Commercial District designed to provide pedestrian-oriented commercial areas with a variety of street-front stores and offices providing a depth of goods, services, and amenities, as well as residential opportunities within and in close proximity to these areas. The Old Town Commercial District allows a density range of between 14.5 and 21.8 dwelling units per acre to encourage housing development options resulting in increased housing opportunities.

The City adopted a Mobilehome Rent Stabilization Ordinance in 1983 (amended in 1986, 1987, 1989, and 1991) which continues to be administered to assure affordable housing options remain available within the community's mobilehome parks.

The Santa Barbara County Housing Authority has also contributed to the range of housing choice in Lompoc by managing and maintaining 220 rental housing units.

The City also tried to protect existing diversity and choice through housing rehabilitation. The City has completed 59 housing rehabilitation projects since 1997 by utilizing both State (CHFA) and federal (CDBG) housing programs.

GOAL 1			
Provide a choice of housing opportunities for all economic segments of the community.			
ANALYSIS OF POLICIES RELATING TO GOAL 1			
	1997 Policy	Results	Explanation
1.1	The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities.	Production of 360 units since 1990 and 1,029 in development process. Units range from large lot, single family, for sale to high density multi-family rental.	Goal accomplished. <i>Recommend continue policy.</i>
1.2	The City shall encourage the dispersion of rental and ownership housing units for very low- to moderate-income households throughout the City.	The General Plan and Zoning Map provide a range of sites for varied types of housing.	Goal accomplished. <i>Recommend continue policy.</i>
1.3	The City shall assure that housing units are preserved/reserved for very low-, low-, and moderate-income households in publicly-assisted	The City requires that units constructed or rehabilitated with funds from City programs (i.e., CDBG, Redevelopment Agency) record covenants to	Goal accomplished. <i>Recommend continue policy.</i>

	developments.	preserve long-term affordability.	
1.4	The City shall encourage the development of housing for large families in multi-family residential areas.	The General Plan and Zoning Map provides sites for medium and high density development. City staff works with project proponents to encourage the production of three and four bedroom units.	Goal accomplished. <i>Recommend continue policy.</i>
1.5	The City shall develop incentives which expand housing opportunities for very low-income, low-income, disabled, and/or senior households.	City staff administers low interest loan programs using federal and state housing funds. Staff also works with a community based non-profit organization on construction and rehabilitation projects to increase the affordable housing stock.	No specific standard; staff will continue efforts to expand housing opportunities to this segment of the population. <i>Continue implementation.</i>
1.6	The City shall encourage the development and maintenance of an adequate supply of mobilehomes and manufactured housing to provide opportunities for very low- to moderate-income housing.	There are approximately 900 mobilehomes located in parks throughout the City under State jurisdiction. However, the City adopted a Mobilehome Rent Stabilization Ordinance in 1983 which continues to be in effect. The City's Zoning Ordinance includes a residential mobilehome park zoning district. Additionally, the City's Zoning Ordinance allows mobilehomes to be installed by right in single family zone districts.	Goal accomplished. <i>Recommend continue policy.</i>
1.7	The City shall protect the current supply of affordable rental housing by discouraging its conversion to condominium ownership.	The City Subdivision Ordinance permits conversion to condominium only when the vacancy rate is higher than 7.5% or when new rental housing is constructed to replace units to be converted.	Goal accomplished. <i>Recommend continue policy.</i>
1.8	The City shall work with the County Housing Authority and nonprofit housing groups to pursue affordable housing	City staff administers low interest loan programs using federal and state housing funds. Staff also works with	Goal accomplished. <i>Recommend continue policy.</i>

	for the elderly, disabled, large families, female headed households, farm-workers, and the homeless.	a community based non-profit organization on construction and rehabilitation projects to increase the affordable housing stock for the elderly, disabled, large families, female headed households, farm-workers, and the homeless.	
1.9	The City shall periodically evaluate its development review process for ways to facilitate the production of new sources of affordable housing, while maintaining a commitment to sound planning and environmental protection.	In 1996, the City conducted a permit streamlining review and implemented several changes to improve its development review process.	Goal accomplished. <i>Recommend continue policy.</i>
1.10	The City shall continue to provide some residential areas with large minimum lot sizes.	Annexation opportunities for areas suitable for large lot development did not occur during the planning period; staff is currently processing an annexation and specific plan which will afford this opportunity.	It is likely the City can accomplish this goal in the planning period. <i>Recommend continue policy.</i>
1.11	With the exception of areas within the Old Town Redevelopment Project, Amendment No. 2 area, in all residential developments of ten units or more, at least 10% of all the units shall be affordable to low-, very low-, and median-income households. If it is determined to be infeasible to provide 10% of the units within the very low- to median-income category on-site, off-site provision of the units shall be acceptable or payment of an in-lieu fee shall be acceptable provided that the fee shall be applied to housing within the City Residential development projects within the Old Town Redevelopment Project,	Conditions of approval are imposed on projects which require compliance with this policy. An in lieu fee ordinance has been presented to the City Council; awaiting input from interested parties.	Progress has been made toward goal. Ordinance for provision of off-site housing can be developed during the planning period. <i>Recommend continue policy.</i>

	Amendment No. 2 area shall provide 15% of new housing affordable to low- and moderate-income households with at least 40% of those units to be used by very low-income households.		
1.12	With the exception of housing within the Old Town Redevelopment Project, Amendment No. 2 area, in implementing this Housing Element, the City shall take into consideration the current market prices for housing. When the median market price for housing, is less than the current maximum median income price, the Planning Commission may find that median income housing opportunities are fulfilling a portion of the requirements of Policy 1.11. In such cases, not less than 5 percent of the total units in the project shall be affordable to very low-, low-, and median-income households.	City has permitted reduction of the affordable housing requirement when market conditions permit.	Goal accomplished. <i>Recommend continue policy.</i>
1.13	The City shall encourage the development of custom-built homes.	In order to simplify the review process for custom home development, the City does not require architectural review for homes not associated with a tract.	Goal accomplished. <i>Recommend continue policy.</i>
1.14	The City shall monitor previous commitments for very low-, low-, and moderate- income publicly assisted housing developed within the City.	The City has generally monitored previous commitments for very low-, low-, and moderate-income publicly assisted housing. During this planning period the Community Development Department will seek accurate ways to monitor publicly assisted housing developed in the City.	Goal accomplished. <i>Recommend continue policy.</i>
1.15	The City shall continue to support efforts to promote	City staff administers low interest loan programs using	Goal accomplished.

	equal opportunity in housing.	federal and state housing funds. Staff also works with a community based non-profit organization on construction and rehabilitation projects to promote equal opportunity in housing.	<i>Recommend continue policy.</i>
1.16	The City shall continue to support efforts to achieve an employment and housing balance within communities throughout Santa Barbara County.	The City employs an Economic Development Coordinator to implement a program to attract and retain business. According to the Regional Housing Needs Plan adopted in December of 2002, the City's jobs/housing balance is in an acceptable range.	Goal accomplished. <i>Recommend continue policy.</i>
1.17	The City shall support efforts which facilitate homeownership.	Staff has presented an in lieu fee ordinance to the City Council. Fees generated by this program could be used, possibly in conjunction with other grant funds, to fund a first time homebuyers assistance program.	It is likely the City can accomplish this goal in the planning period. <i>Recommend continue policy.</i>
1.18	The City shall work with the Lompoc Redevelopment Agency, lending institutions, private developers, the County Housing Authority, and nonprofit housing sponsors, to make a good faith effort to provide its regional share of affordable housing. To this end, the City shall participate with the County in meeting housing needs.	The City has worked with the Lompoc Redevelopment Agency, the County Housing Authority, and nonprofit housing sponsors with assistance in the acquisition, rehabilitation, and/or construction of approximately 186 housing units affordable for very low-low-, and moderate-income households.	Goal accomplished. <i>Recommend continue policy.</i>
1.19	The City shall provide prospective private developers and nonprofit sponsors with information and technical assistance which expedites the filing of applications and the preparation of plans and studies in order to provide more affordable housing.	City staff regularly provides assistance to project proponents regarding the development review process and regarding funds available for affordable housing projects.	Goal accomplished. <i>Recommend continue policy.</i>

1.20	The City shall tier environmental information whenever possible, to prevent duplicate studies and reduce the cost of environmental review.	Planning Division staff regularly utilizes previously prepared environmental review information as allowed by CEQA to reduce costs and timeframes associated with environmental review.	Goal accomplished. <i>Recommend continue policy.</i>
1.21	Where feasible, the City shall facilitate the use of vacant and underdeveloped lands and the use of local, state, and federal monies to help in the development and rehabilitation of long-term affordable housing.	City staff administers low interest loan programs using federal and state housing funds. Staff also works with a community based non-profit organization to identify vacant and underdeveloped lands for the construction and rehabilitation of projects to increase long-term affordable housing.	Goal accomplished. <i>Recommend continue policy.</i>
1.22	The City shall continue to pursue and allocate federal funds eligible for housing projects and social services which benefit very low-, low- and moderate-income persons and shall utilize at least 33 percent of these federal monies for the development and rehabilitation of affordable housing.	City staff administers low interest loan programs using federal and state housing funds. Staff also works with a community based non-profit organization on construction and rehabilitation projects with social services to increase the affordable housing stock that would benefit very low-, low-, and moderate-income households.	Goal accomplished. <i>Recommend continue policy.</i>
1.23	The City annually shall review progress on the provision of its regional fair share of housing units to determine the effectiveness of existing policies and to make necessary changes.	General Plan annual reports were prepared regularly until 1999. Due to staff shortages, annual reports were not prepared for 2000 and 2001.	The Planning Division is fully staffed and it is anticipated that annual progress reviews will be conducted. <i>Recommend continue policy.</i>
1.24	The City shall encourage a broad range of rental housing opportunities.	The General Plan and Zoning Map provide a range of sites for varied types of housing.	Goal accomplished. <i>Recommend continue policy.</i>
	1997 Objective	Results	Explanation
1A	From 1990 to 2001 the City has and shall continue to pursue the following affordability distribution for new residential development:	The General Plan and Zoning Map provide a range of sites for varied types of housing, with sufficient vacant and/or	Goal accomplished. <i>Recommend continue policy incorporating 2002 RHNA distribution.</i>

	<table><tr><td><u>Household Income</u></td><td><u>Distribution (%)</u></td></tr><tr><td>Very Low</td><td>27</td></tr><tr><td>Low</td><td>14</td></tr><tr><td>Moderate</td><td>20</td></tr><tr><td>Above Moderate</td><td>38</td></tr><tr><td>Total</td><td>100</td></tr></table>	<u>Household Income</u>	<u>Distribution (%)</u>	Very Low	27	Low	14	Moderate	20	Above Moderate	38	Total	100	underdeveloped land available for 1,736 units. This land has the potential to accommodate the distribution as designated.	
<u>Household Income</u>	<u>Distribution (%)</u>														
Very Low	27														
Low	14														
Moderate	20														
Above Moderate	38														
Total	100														
1B	From 1990 to 2001 the City has and shall continue to take steps necessary to encourage the development of 1,736 additional housing units affordable for very low to above moderate income households distributed as follows: <table><tr><td><u>Household Income</u></td><td><u>Distribution (%)</u></td></tr><tr><td>Very Low</td><td>475</td></tr><tr><td>Low</td><td>249</td></tr><tr><td>Moderate</td><td>347</td></tr><tr><td>Above Moderate</td><td>665</td></tr><tr><td>Total</td><td>1,736</td></tr></table>	<u>Household Income</u>	<u>Distribution (%)</u>	Very Low	475	Low	249	Moderate	347	Above Moderate	665	Total	1,736	The General Plan and Zoning Map provide a range of sites for varied types of housing, with sufficient vacant land available for 1,736 units.	Goal accomplished. <i>Recommend continue policy incorporating 2002 RHNA allocation.</i>
<u>Household Income</u>	<u>Distribution (%)</u>														
Very Low	475														
Low	249														
Moderate	347														
Above Moderate	665														
Total	1,736														

Discussion of Policies and Objectives Relating to Goal 2

Goal 2: Restore, protect and improve the condition of existing housing and neighborhoods.

The City provided assistance to homeowners and nonprofit organizations, including low interest loans, to rehabilitate 155 residential units between 1990 and 2002. Of these, 59 housing units were rehabilitated during the period from 1997 to 2002. A combination of CDBG, Redevelopment 20% set aside funds, and program income enabled the City to provide assistance to most very low- and low-income households who applied.

In 1998, the Lompoc Redevelopment Agency expanded the Old Town Redevelopment Project area (Old Town Lompoc Redevelopment Project, Amendment No. 1) and added 920 acres of land bringing the area under the authority of the Lompoc Redevelopment Agency to approximately 1,000 acres. In 2002, the Lompoc Redevelopment Agency expanded the Old Town Redevelopment Project area a second time (Old Town Lompoc Redevelopment Project, Amendment No. 2) adding 79.6 acres of land to the area. The expanded area is made up mostly of residential uses, including single family, multi-family, and mobilehome units. The Agency has been and continues to be active in alleviating blight in the area through a variety of public improvements, new developments, rehabilitation programs, housing assistance programs, and other activities.

The Santa Barbara County Housing Authority has also worked to prevent blight in units it manages in Lompoc. Over the past five years the Housing Authority has competed for and obtained funds to complete public housing modernization and rehabilitation work

through the federal Comprehensive Improvement Assistance Program. Funds spent in Lompoc have been used for replacing roof systems on housing units including new roof trusses, roofing and ceilings, replacing windows and exterior doors, removal of wall heaters and installation of forced air units, plumbing and electrical improvements, and reroofing. Nearly all of the units managed by the Santa Barbara County Housing Authority received some type of maintenance work during this planning period.

GOAL 2			
Restore, protect and improve the condition of existing housing and neighborhoods.			
ANALYSIS OF POLICIES RELATING TO GOAL 2			
	1997 Policy	Results	Explanation
2.1	The City shall pursue funding for housing rehabilitation programs which encourage private and public capital participation, preserve the existing housing stock, and provide housing opportunities for very low- to median-income households.	The City continues to use state and federal funds to operate a low interest loan program for rehabilitation of existing housing stock.	Goal accomplished. <i>Recommend continue policy.</i>
2.2	The City shall encourage current homeowners to comply with Uniform Building Code (UBC) requirements.	The City works with rehabilitation loan recipients to assure that funds are used to correct code violations.	Goal accomplished. <i>Recommend continue policy.</i>
2.3	The City shall protect residential neighborhoods from encroachment by adverse non-residential uses and impacts associated with those non-residential uses.	Applications for General Plan Amendments and Zone Changes include consideration of potential land use incompatibilities.	Goal accomplished. <i>Recommend continue policy.</i>
2.4	The City shall prohibit land uses within or adjacent to residential neighborhoods when such land uses would adversely affect the character of the neighborhood.	Applications for General Plan Amendments and Zone Changes include consideration of potential land use incompatibilities.	Goal accomplished. <i>Recommend continue policy.</i>
2.5	The City shall encourage the preservation of existing residential dwellings in non-residential zoned areas when all of the following conditions are met: o dwellings have continually been used for residential purposes;	The Zoning Ordinance allows retention and rehabilitation of dwellings in non-residential areas.	Goal accomplished. <i>Recommend continue policy.</i>

	- o dwellings have received regular maintenance and contain no serious defects which could result in health or safety hazards to residents; and - o dwellings can provide necessary amenities and a suitable living environment.														
	1997 Objective	Results	Explanation												
2A	From 1990 to 2001 the City has and shall continue to seek financial assistance necessary to rehabilitate at least 250 residential housing units owned by very low- and low-income households. <table><tr><td><u>Household Income</u></td><td><u>Additional Units</u></td></tr><tr><td>Very Low</td><td>125</td></tr><tr><td>Low</td><td>125</td></tr><tr><td>Moderate</td><td>0</td></tr><tr><td>Above Moderate</td><td>0</td></tr><tr><td>Total</td><td>250</td></tr></table>	<u>Household Income</u>	<u>Additional Units</u>	Very Low	125	Low	125	Moderate	0	Above Moderate	0	Total	250	Data from 1991 through 2001 indicate that financial assistance was awarded to low- and moderately low-income households to rehabilitate 154 housing units.	Goal partially accomplished. <i>Recommend continue policy.</i>
<u>Household Income</u>	<u>Additional Units</u>														
Very Low	125														
Low	125														
Moderate	0														
Above Moderate	0														
Total	250														
2B	From 1990 to 2001 the City has and shall continue to seek financial assistance necessary to conserve at least 127 assisted residential housing units occupied by very low-, low-, and moderate-income households. <table><tr><td><u>Household Income</u></td><td><u>Additional Units</u></td></tr><tr><td>Very Low</td><td>39</td></tr><tr><td>Low</td><td>88</td></tr><tr><td>Moderate</td><td>0</td></tr><tr><td>Above Moderate</td><td>0</td></tr><tr><td>Total</td><td>127</td></tr></table>	<u>Household Income</u>	<u>Additional Units</u>	Very Low	39	Low	88	Moderate	0	Above Moderate	0	Total	127	From 1990 to 2001 60 federally assisted residential housing units occupied by low- and moderate-income households were conserved; 67 assisted residential housing units occupied by moderate-income households through a density bonus program were converted to market rate units.	Goal partially accomplished. Projects utilizing federal programs have successfully been conserved through acquisition by local nonprofit organizations. <i>Recommend continue policy.</i>
<u>Household Income</u>	<u>Additional Units</u>														
Very Low	39														
Low	88														
Moderate	0														
Above Moderate	0														
Total	127														

Discussion of Policies Relating to Goal 3

Goal 3: Locate and design housing so as to assure an attractive and high quality living environment.

The City's architectural review standards, park and recreation facilities, museum, public art programs, Civic Auditorium, future aquatic center, and festivals and events, all help promote a quality environment. In 2002 the City embarked on construction of the Old Town Pedestrian Enhancement Project, a public improvement project to restore the

downtown area. The project includes sidewalk removal and installation of colored concrete pavers, tree removal and replanting, landscaping and plant refurbishment, and the installation of pedestrian lights, trash receptacles, benches, bicycle racks, and drinking fountains.

The City also ensures that low response time for police and fire protection service are available throughout the entire community. Emergency ambulance service is available throughout the community to provide prompt medical attention and transportation to the downtown Lompoc hospital.

GOAL 3			
Locate and design housing so as to assure an attractive and high quality living environment.			
ANALYSIS OF POLICIES RELATING TO GOAL 3			
	1997 Policy	Results	Explanation
3.1	The City shall not compromise community design standards, quality of life, aesthetics, and access to public services when providing affordable housing.	Affordable housing projects are subject to the same development and architectural standards which govern other development.	Goal accomplished. <i>Recommend continue policy.</i>
3.2	The City shall encourage a diversity of housing types to maintain and increase opportunities for affordable housing, provided that the design of the development is compatible with the surrounding uses.	The General Plan and Zoning Map provide a range of sties for varied types of housing.	Goal accomplished. <i>Recommend continue policy.</i>
3.3	The City shall utilize the following criteria when evaluating sites for housing: ○ access to adequate public services and facilities; ○ compatibility with adjacent land uses; ○ access to employment centers, neighborhood commercial facilities, schools, and recreational facilities; and ○ avoidance of environmental hazards or sensitive resource areas.	Applications for General Plan Amendments and Zone Changes include consideration of these factors.	Goal accomplished. <i>Recommend continue policy.</i>
3.4	The City shall encourage the location of affordable housing in or near the Old Town area which supports redevelopment goals and	The City amended its Zoning Ordinance in 2001 to permit residential uses in the Old Town.	Goal accomplished. <i>Recommend continue policy.</i>

	requirements.		
3.5	The City shall create incentives to encourage the development of new housing units which replace demolished or dilapidated units in residential areas.	City staff administers low interest loan programs using federal and state housing funds. Staff also works with a community based non-profit organization on rehabilitation and construction projects to replace demolished or dilapidated units in residential areas.	Goal accomplished. <i>Recommend continue policy.</i>

Discussion of Policies and Objectives Relating to Goal 4

Goal 4: Maximize energy efficiency in existing and future residential development.

The City triennially adopts the latest version of the California Administrative Codes including the California Building Code and California Title 24 Building Energy Efficiency Standards for residential and nonresidential buildings.

In addition, the City has a Utility Conservation Coordinator on its staff to conduct energy audits and provide technical assistance to Lompoc residents interested in reducing their household utility consumption. Approximately 422 energy audits are undertaken yearly by our Utility Conservation Coordinator initiated either by a request from a homeowner for an audit or by an inquiry about a utility bill.

The City also administers a low-income electric bill assistance program whereby City electric customers meeting income guidelines are eligible to receive an annual rebate. During 2002, the number of low-income rebates administered by the City averaged 105 per month.

The City implemented a program using financial incentives to encourage residents to replace energy-inefficient equipment, such as appliances and lighting. Rebates, ranging from \$50 to \$130, are awarded for toilets, clothes washers and clothes dryers, dishwashers, and refrigerators. Using the rebate program, approximately 150 toilets were retrofitted during the period of 1996 through 2002. Using the rebate/buyback/conversion program, 301 energy inefficient appliances were disposed of during 2001 and 2002. Using a subsidy program, 293 low- and moderate-income households disposed of and received a new refrigerator, and 45 households disposed of and received a free refrigerator during 2001 and 2002.

In addition, all City assisted rehabilitation projects are evaluated for incorporation of energy conservation features. Commonly utilized energy conservation features include: insulation installation, weatherstripping installation, and window replacement. Higher

funding assistance priority is given for energy conservation measures which provide long-term cost savings rather than for measures which serve merely as amenities.

GOAL 4			
Maximize energy efficiency in existing and future residential development.			
ANALYSIS OF POLICIES RELATING TO GOAL 4			
	1997 Policy	Results	Explanation
4.1	The City shall continue to encourage the design and installation of energy conservation, water conservation, and solid waste reduction measures in all construction and rehabilitation projects.	The City requires compliance with California Building Code and California Title 24 Building Energy Efficiency Standards for residential buildings. City published a pamphlet titled "Water Conservation Begins At Home" for use by the public. The City has implemented a curbside commingled and greenwaste recycling program for all single family residential development and some multi-family developments to reduce solid waste. The City also has a household hazardous waste collection facility that is available by appointment.	Goal accomplished. <i>Recommend continue policy.</i>
4.2	The City shall provide financial and technical assistance based upon the availability of funding to property owners who desire to improve energy and water efficiency of their housing units but are unable to afford improvement costs.	The City employs a Utility Conservation Coordinator to conduct energy audits and provide technical assistance to Lompoc residents interested in reducing their household utility consumption. Low interest residential rehabilitation loan program allows the scope of work to include conversions of energy inefficient appliances. City offers rebate programs for retrofits and electric bills.	Goal accomplished. <i>Recommend continue policy.</i>
4.3	The City shall encourage the use of active and passive solar energy in the design of all new construction projects.	The orientation of the City's street system is such that it allows the majority of new residential buildings to have the potential to take advantage in the design	Goal accomplished. <i>Recommend continue policy.</i>

		phase of active and passive solar energy.	
	1997 Objective	Results	Explanation
4A	Reduce 1990 per capita household utility consumption by 25 percent by the year 2000.	According to utility consumption records of residential uses, the per capita household electric consumption decreased by 30 percent between 1990 and 2000.	Goal accomplished. <i>Recommend continue policy at a reduction recommended by the City of Lompoc's Utilities Commission.</i>

APPENDIX G

Public Participation Process

The California Government Code requires that local government make a diligent effort to achieve public participation from all economic segments of the community in the development of the Housing Element. During the preparation of the Housing Element update, public input was actively encouraged.

On March 13, 2003, the City of Lompoc hosted a public workshop. The workshop was intended to facilitate a discussion about such issues as housing types, locations, impediments to new housing production, and desired growth areas. Using the City's utility billing mail-out system, approximately 14,000 notices of the public workshop were sent to citizens, businesses, organizations, and property owners. The notice was printed in both English and Spanish.

Approximately 50 people attended the workshop. A Spanish language interpreter was present. Those in attendance included the Mayor, two City Council members, one Planning Commissioner, the City's Community Development Director, Principal Planner, and Associate Planner. After an opening statement by the Mayor and a round of introductions, the Community Development Director gave a brief overview of the importance of the Housing Element and the process the Housing Element Update will follow. Members of the public in attendance divided into three groups initially. The Community Development Director, Principal Planner, and Associate Planner headed each one of the three groups. Two of the groups were made up of Spanish speaking individuals. These two groups merged to form one larger group for purposes of convenience for the Spanish language interpreter.

Issues discussed by those in attendance included: need for more housing, preference for homeownership opportunities, housing prices and the need for affordable single family homes regardless of whether the homes are detached or attached, more opportunities for "sweat equity" housing programs, financial assistance for first-time homebuyers, financial assistance to fix up older homes, jobs-housing balance, senior housing, in-fill housing, and development of vacant land to the south of the existing City limits.

On August 11, 2003, the City of Lompoc Planning Commission reviewed and subsequently continued the Housing Element Update to allow Community Development Department staff to address the comments received by the Planning Commissioners and the State of California's Department of Housing and Community Development (HCD). The Planning Commission public meeting was noticed to interested parties and local developers, placed in the Lompoc Record, and posted at City Hall. No comments were received from the public.

On August 26, 2003, comments were received from HCD. As a result of the comments received by HCD, as well as comments made by the Planning Commission, the draft update to the Housing Element was revised.

On October 13, 2003, the Planning Commission held a second public hearing to take public input and to review and comment on the revised update to the Housing Element.

On November 18, 2003, the City Council of the City of Lompoc at a duly noticed public hearing adopted the revised Housing Element update.

Prior to each public meeting, drafts of the Housing Element were available for review at City Hall and the public library.

Finally, following adoption of the City's Housing Element, a copy of the adopted Housing Element was submitted to the State of California, Department of Housing and Community Development on November 19, 2003 for certification.

The City's Housing Element was found to be in compliance with State housing law on February 19, 2004.

APPENDIX H
City Council Resolution No. 5134 (03) Adopting Housing Element

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CERTIFIED COPY

RESOLUTION NO. 5134 (03)

A Resolution Of The Council Of The City Of Lompoc,
County of Santa Barbara, State of California,
Adopting An Update to the Housing Element of the Lompoc General Plan,
GP 03-02

WHEREAS, Government Code Section 65302 (c) requires that localities adopt a General Plan Housing Element that complies with the State's standards as set forth in Government Code Section 65580 et seq; and

WHEREAS, the State General Plan guidelines require that the state-mandated Housing Element be revised every five years to incorporate new information and reflect changes in community needs and values; and

WHEREAS, the existing Housing Element was adopted in October of 1997; and

WHEREAS, it is the intent of the City of Lompoc to replace said element with the Housing Element Update; and

WHEREAS, the City has provided the State Department of Housing and Community Development with the Draft Housing Element for review in accordance with Government Code Section 65585 (b); and

WHEREAS, the State Department of Housing and Community Development provided written findings indicating the changes needed to bring the Draft Housing Element into substantial compliance with Government Code Section 65580 et seq; and

WHEREAS, the City Council has considered the written findings of the State Department of Housing and Community Development and has reviewed the City Staff's response to the findings as well as the Draft and Final Draft Housing Element prepared by staff in order to substantially comply with the requirements of Government Code Section 65580 et seq; and

WHEREAS, the Planning Commission held two duly noticed public hearings on August 11, 2003 and October 13, 2003, for consideration of GP 03-02; and after receiving testimony, considering the staff report, and due deliberation, the Planning Commission adopted Resolution No. 287 (03) recommending that the City Council certify the Negative Declaration and adopt the Final Draft Housing Element GP 03-02 with modification; and

WHEREAS, the City Council held a duly noticed public hearing on November 18, 2003, to consider the proposed Negative Declaration and Final Draft Housing Element GP 03-02, and after receiving public testimony, reviewing the staff report, and due deliberation, directed staff to prepare a Resolution implementing the proposed General Plan Amendment; and

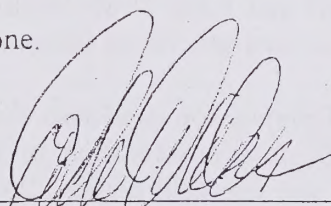
WHEREAS, the Final Draft Housing Element identifies the City's housing needs, setting appropriate goals, objective, and policies and includes a five-year program schedule of needed actions to respond to the goals and implement the policies; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

- SECTION 1. The Negative Declaration prepared for this proposal is certified as a complete and factual document prepared in accordance with CEQA.
- SECTION 2. The Final Housing Element substantially complies with State requirements of Government Code Section 65580 et seq.
- SECTION 3. The Final Housing Element is approved as an element of the General Plan.
- SECTION 4. In accordance with the requirements of Section 21089 of CEQA for fees paid to the California Department of Fish and Game, a finding can be made that the project will not have an adverse effect upon wildlife resources. This finding is based upon the following rationale. The project description, Initial Environmental Study, Negative Declaration, and public testimony did not present any evidence regarding potential adverse effects upon wildlife resources from this project. Therefore the project qualifies for a "de minimus" exemption under Section 21089 of CEQA.
- SECTION 5. This resolution is effective upon its adoption.

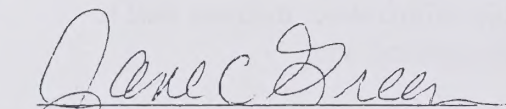
The above and foregoing Resolution was proposed by Councilmember Holmdahl, seconded by Councilmember Schuyler, and was duly passed and adopted by the Council of the City of Lompoc at its regular meeting on November 18, 2003 by the following electronic vote:

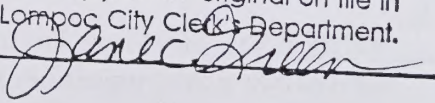
AYES:	Councilmember:	DeWayne Holmdahl, Janice Keller, Will Schuyler, Michael Siminski, and Mayor Dick DeWees.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.



Dick DeWees, Mayor
City of Lompoc

ATTEST:


Jane C. Green
City Clerk, City of Lompoc

I HEREBY CERTIFY THAT THE
foregoing Instrument is a true and
correct copy of the original on file in
the Lompoc City Clerk's Department.
ATTEST: 

APPENDIX I

Department of Housing and Community Development Compliance Letter
Dated February 19, 2004

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

1800 Third Street, Suite 430

P. O. Box 952053

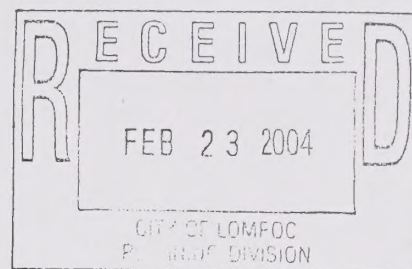
Sacramento, CA 94252-2053

(916) 323-3177 / FAX (916) 327-2643

www.hcd.ca.gov



February 19, 2004



Ms. Arleen T. Pelster
Community Development Director
City of Lompoc
City Hall, 100 Civic Center Plaza
Lompoc, California 93438

Dear Ms. Pelster :

Re: Review of the City of Lompoc's Adopted Housing Element

Thank you for submitting the City of Lompoc's housing element, adopted by the City Council on November 18, 2003 and received for our review on November 21, 2003. As you know, the State Department of Housing and Community Development (Department) is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(g). Our review was facilitated by a telephone conversation with Ms. Peggy Woods, Associate Planner, of your staff, on February 18, 2004.

Lompoc's adopted element adequately addresses the statutory requirements described in the Department's August 26, 2003 review. We are therefore pleased to find Lompoc's adopted element in compliance with Statehousing law (Article 10.6 of the Government Code). The element now includes, among other things, as expanded analysis of the development potential for high density housing on small and underdeveloped parcels, an expanded analysis of units at-risk of losing subsidy controls, and strengthened housing assistance programs. We commend the City for its efforts to encourage multifamily housing in the Old Town Commercial zoning district and to facilitate the development of affordable housing by collaborating with the Lompoc Housing Assistance Corporation and other nonprofit organizations.

We appreciate the assistance and cooperation that Ms. Woods provided during the review process and wish the City much success in the implementation of its housing element. We look forward to following Lompoc's progress and achievements. Though the annual general plan progress reports required pursuant to Government Code Section 65400. The annual reports are required to be completed and submitted to the Department by October 1 of each year. If we can provide any additional assistance in implementing the City's housing and land-use strategies, please contact Michelle Woods, of our staff, at (916) 327-8881.



C101747763

Ms. Arleen T. Pelster
Page 2

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

Cathy E. Cresswell
Deputy Director

cc : Peggy Woods, Associate Planner, City of Lompoc
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates